

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

The Responsible Authority is:

Aberdeenshire Council

PART 3

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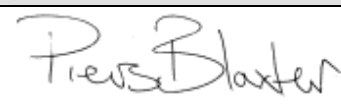
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25/10/2013

Contents of Environmental Report

1. Non Technical Executive Summary	4
2. Introduction and key facts about Aberdeenshire Local Development Plan	10
3. Outline and Objectives of the Aberdeenshire Local Development Plan	13
4. Plan, Programme or Strategy Context	31
5. Assessment, Mitigation and Monitoring	44
Appendices	
Appendix 1.1 Main Issues	83
Appendix 1.2a. Preferred Options for settlements in Banff and Buchan, LDP 2012	102
Appendix 1.2b: Alternative option for settlements in Banff and Buchan 2013	111
Appendix 1.3a: Preferred Options for settlements in Buchan LDP 2012	117
Appendix 1.3b Alternative option for settlements in Buchan 2013	126
Appendix 1.4a Preferred Option for settlements in Formartine 2012 LDP	133
Appendix 1.4b Alternative option for settlements in Formartine 2013	139
Appendix 1.5a: Preferred option for settlements in Garioch LDP 2012	157

Appendix 1.5b: Alternative option for settlements in Garioch LDP 2012	163
Appendix 1.6a: Preferred option for settlements in Kincardine and Mearns LDP 2012	181
Appendix 1.6b: Alternative option for settlements in Kincardine and Mearns LDP 2012	188
Appendix 1.7a: Alternative option for settlements in Marr LDP 2012	211
Appendix 1.7b: Alternative option for settlements in Marr LDP 2012	221
Appendix 1.8 Cumulative Effects of the Preferred Options	237
Appendix 1.9 – Policy/Main Issue Assessment Criteria	245
Appendix 1.10 – Bid Assessment Criteria	254
Appendix 2: Other Relevant Plans and Environmental Protection Objectives	265
Appendix 3: Baseline	274
Appendix 4 – Designated Battlefields in Aberdeenshire	324
Appendix 5: Major Soil sub-groups	328
Appendix 6 – Designated sites in Aberdeenshire	333

1. Non Technical Executive Summary

1.1 *Purpose of this Environmental Report and key stages*

1.1.1 We (Aberdeenshire Council) have written this environmental report (“the report”) for Aberdeenshire Local Development Plan (LDP) Main Issues Report 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 Main Issues Report 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 proposed plan is adopted.

1.1.2 The key stages of this SEA will be scoping, environmental report and post-adoption statement. We scoped the plan to identify how much information should be in the environmental report and how long we will consult with others on the report. In the environmental report, we show how we assess the effects of the MIR on the environment; how we could address those effects through a process called mitigation, and how we will monitor any significant effects of the plan on the environment. When we address the concerns of everyone through consultations 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. This report is an interim environmental report for the Main Issues Report.

1.2 *The Context of the Strategy*

1.2.1 This Main Issues Report is a consultation document, which is used to engage with the public. Its focus will be on the main policy and development issues and options facing Aberdeenshire, in terms of how to guide future development in the area. The engagement will help us note changes we must make to the existing policies, strategies, supplementary guidance and allocations. This Main Issues Report broadly shows housing and employment land allocations up to 2027 and sets out the options for modifying the existing policies to align with regional and national policy and legislation.

1.2.2 To guide and help us deliver what we propose in the Main Issues Report we have made use of documents and plans such as Aberdeen City and Aberdeenshire Strategic Development Plan, Local Development Plans 2012, Local Housing Strategy, the Local Transport Strategy, National Planning Framework, 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 56 documents in the SEA to influence how we will develop the Main Issues Report. 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).
- When 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 Main Issues Report could effect 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 Main Issues Report 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 effect of the plan on climate significant in the long term.
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 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 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. 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.
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 houses 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 Main Issues Report to be negative although not significant on the historic environment. Design policies will limit the impact
Landscape	We found that the effects of the Main Issues Report on landscape to be mixed but not significant. Development that can be seen from lots of places can have negative affects 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 MIR will, if included in the adopted proposed plan, need an environmental impact assessment (EIAs). 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 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.</p>
Biodiversity (flora and fauna)	<p>The positive impact of Main Issue 2 – Green Networks (creation of green networks) will be supported/enhanced through the application of existing protective environmental policies, which also seek environmental enhancements.</p> <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 developments.</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 main issues on renewable energy 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. The Council's Wind Turbine Team 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</p>

	<p>applications.</p> <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 LSD11: Carbon neutrality, while renewable energy policies 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 Developer Contributions3: Water and Waste Water Drainage Infrastructure, which requires Suds. The Strategic Flood Risk Assessment, which accompanies the MIR, 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. 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 'SG Developer Contributions' 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 Gain 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>
Population	<p>The positive impact on the provision of a mix of housing types will be supported by the application of 'LSD2: 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 gain will work together from pre-planning application stage to make sure that positive effects are enhanced.</p>
Cultural Heritage	<p>Development Management will work together from planning application stage to make 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.</p>

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>
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1.6 *Monitoring*

The monitoring plan, as set out in the ER, will be used to monitor the significant positive and negative impacts of the MIR. The plan states what actions we must carry out, who must carry out each of the actions and when we 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 **by 1 February 2014** to:

**Policy Team
Planning and Building Standards
Infrastructure Services
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen AB165GB**

Or e-mailed 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

- 2.1.1 As part of preparing the Aberdeenshire LDP Main Issues Report we (Aberdeenshire Council) have carried out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS on the environment. SEA aims to integrate environmental factors into PPS preparation and decision-making; improve PPS, enhance environmental protection; increase public participation in decision making and facilitate openness and transparency of decision-making. SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages include screening, scoping, environmental report, adoption and monitoring. In screening we aim to determine whether the PPS is likely to have significant environmental effects and whether an SEA is required. In scoping, we decide on the scope and level of detail for the Environmental Report, and how long we will consult with the Consultation Authorities. In the Environmental Report, we publish the environmental effects of the PPS on the environment and show how we will mitigate

significant adverse effects and enhance significant positive effects. Through a post-adoption statement we provide information on the adopted PPS; how the consultation processes have been taken into account; and methods for monitoring the significant environmental effects which arise from the implementation of the PPS. We will also have to monitor significant environmental effects in such a manner that we can identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

- 2.1.2 The purpose of this Environmental Report is to provide information on the Aberdeenshire LDP Main Issues Report, 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 Environmental Report. The SEA process for the Main Issues Report involved the preparation of a scoping report. Following analysis and incorporation of comments from consultees, we have prepared this Environmental Report.
- 2.1.3 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 MIR. 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 follow this section.

2.2 Key facts about Aberdeenshire Local Development Plan

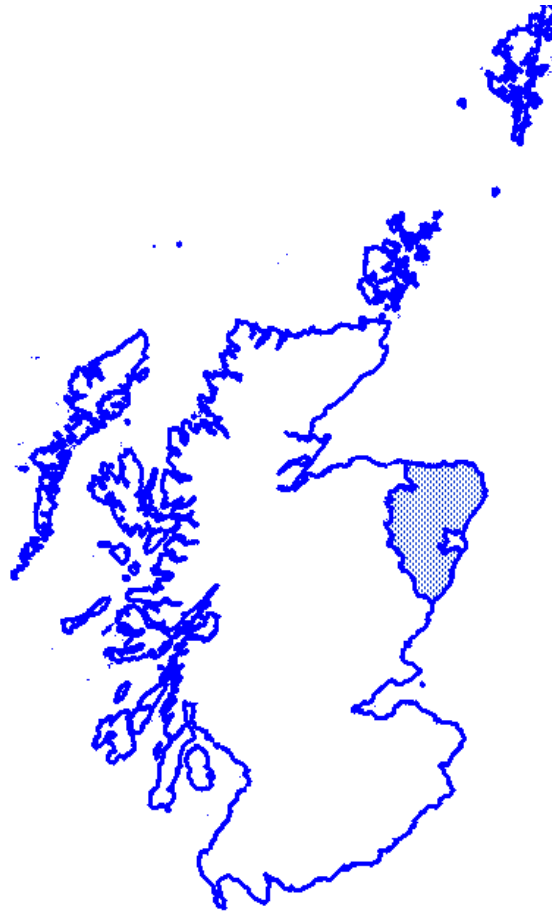
The facts relevant to Aberdeenshire Local Development are listed in Table 2.1 below.

Table 2.1: Key Facts

Name of Responsible Authority:	Aberdeenshire Council
Title of PPS:	Aberdeenshire Local Development Plan 2017
What prompted the PPS	Planning etc (Scotland) Act 2006
Subject	Land Use
Period covered by PPS:	2017-2022
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 665168
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Figure 1 Aberdeenshire Local Development Plan Area



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
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.

3. Outline and Objectives of the Aberdeenshire Local Development Plan

- 3.1 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 Main Issues Report.
- 3.2 The Aberdeenshire Local Development Plan 2017 will replace the current adopted Aberdeenshire Local Development Plan 2012 (ALDP). The ALDP (2017) will set out the land use strategy for Aberdeenshire for the following 5 years (to 2023).

3.3 Strategic Development Plan Spatial Strategy

While the Proposed Aberdeen City and Shire Strategic Development Plan (SDP) has not yet been formally adopted, the LDP will be required to accord with the SDP. The proposed SDP proposes to roll forward the strategy from the current 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 not does not identify where development should go within these areas. The remainder of the area is classified as 'Local Growth and Diversification Area'. The Proposed 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

This strategy was the subject of its own SEA process.

3.4 LDP Settlement Strategy

While the strategy set by the structure plan is established, the LDP will identify a sub-regional settlement strategy to implement the proposed 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. Reasonable alternatives will be considered during the consultation on the Main Issues.

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

3.5 Description of PPS Content of LDP Main Issues Report

The Main Issues Report, which has now been prepared, contains strategic, policy and site-specific proposals for land allocations. The content of the Main Issues report and its options are listed in Table 3.3 – Table 3.5

3.6 Vision and Objectives

The vision for the ALDP replicates the vision set out in the SDP: *“By 2030 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.”

3.7 Main Issues

The main issues have been identified through a process of policy review, stakeholder and public consultation and monitoring. Each main issue has a preferred and at least one alternative option. While some address new issues, others build upon existing policy positions. Table 3.3 summarises the main issues and their alternatives considered.

Table 3.3: Main Issues

Main Issues (Options)	Description
Climate Change (Preferred Option)	Main Issue 1- A new policy group for climate change issues: This policy focuses on providing a clear and coherent policy statement on the need for climate change mitigation and adaptation and how the LDP will achieve this. The policy brings together and includes appropriate existing supplementary guidance on wind energy developments, other renewable energy developments, flood management/prevention and soil erosion and carbon neutrality in new development. The policy would also include new supplementary guidance on water efficiency in new development.
Climate Change (Alternative 1)	The alternative is to accept that there is no need to strengthen the existing aim on Climate Change by creating a new policy group. This would mean that the focus and emphasis on climate change mitigation and adaptation would be less than the

	preferred option.
Climate Change (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.
Green Networks (Preferred Option)	Main Issue 2 - Green networks: An additional aim should be introduced into the plan to highlight the importance of green networks. The texts of some supplementary guidance would also be slightly modified to enable them accommodate the promotion, creation and enhancement of green networks, i.e. SG LSD1: Masterplanning, SG LSD5: Public Open Space, SG LSD6: Public Access, SG Developer Contributions3: Water and waste water drainage infrastructure, SG Natural Environment2: Protection of the wider Biodiversity and Geodiversity and SG Safeguarding1: Protection and conservation of the water environment.
Green Networks (Alternative)	To modify only the texts of some supplementary guidance slightly to enable them accommodate the creation and enhancement of green networks.
Preferred Option	Main Issue 3 - Supporting town centres: Supporting town centres: Making a worthwhile contribution to the vibrancy of town centres by requiring office developments to locate in town centres unless they can demonstrate that there are no town centre sites available. This requires modification of Supplementary Guidance Bus 2 Office development, including introduction of a sequential approach for class 4 office uses to support town centres. The sequential approach would encourage town centre sites, and then if there is no site is available development should then be located on land allocated for employment use; or uses existing despoiled derelict, unused or underused land or buildings. It should also be demonstrated that the development would be accessible by public transport where available.
Alternative	Town Centre Alternative: Retain the policy unchanged due to the limited success that such a policy change would have in supporting town centres, and the possible impacts on business viability.
Preferred Option	Main Issue 4- Rural development: To merge SG: Special types of rural land into SG: Development in the countryside to provide clarity for all rural related policies. With the removal of the renewable energy policies, this would essentially result in the following SGs: <ul style="list-style-type: none"> • SG Rural Development 1 Development in the Green Belt (formerly SG STRL2, no major changes), • SG Rural Development 2 Development in the Coastal Zone (Formerly STRL1, no major changes), • New SG Rural development 3 Housing and Business development elsewhere in the Aberdeen Housing Market area, • New SG Rural development 4 Housing and Business development elsewhere in the Rural Housing Market Area

	<p>and</p> <ul style="list-style-type: none"> • SG Rural Development 5: Minerals (Previously SG Rural Development 4, no major changes)... • New SG Rural Development 1, 2, and 5. <p>While this main issue intends to continue to support development in the countryside, it will be balanced with the need to promote a sustainable settlement pattern and to protect our rural environment from the impact of increased car travel to access services.</p>
Preferred Option (Part 1)	<p>SG Rural Development 1 Development in the Green Belt</p> <p>SG Special Types of Rural Land 2: Green Belt is moved to the Rural Development policy as SG Rural Development 1</p>
Preferred Option (Part 2)	<p>SG Rural Development 2 Development in the Coastal Zone</p> <p>SG Special Types of Rural Land 1: Coastal zone is moved to the Rural Development policy as SG Rural Development 2. The policy will only apply in the coastal zone areas where other rural development policies will not apply.</p>
Preferred Option (Part 3)	<p>New SG Rural development 3 Housing and Business development elsewhere in the Aberdeen Housing Market area</p> <p>This policy is created as a result of the division of SG Rural Development 1: Housing and business development in the countryside.</p> <p>The 2 new supplementary guidance (SG:RD3 and SG:RD4) would support small scale building, permissible under green belt supplementary guidance; or for refurbishment or replacement of an existing dwelling or disused building. Where development relates to a building with vernacular architectural merit then physical replacement will only be supported in exceptional circumstances. In such cases retention, redevelopment and re-modelling should be undertaken, include retaining a traditional building for active non-residential uses; or is a development contributing to organic growth of settlement of up 3 houses on a site within 400m of the edge of the built-up area; or is a single dwelling house associated with the retirement succession of a viable farm holding. And it will promote the retention of brownfield sites being preferred.</p>
Preferred Option (Part 4)	<p>New SG Rural development 4 Housing and Business development elsewhere in the Rural Housing Market Area.</p> <p>This policy is created as a result of the division of SG Rural Development 1: Housing and business development in the countryside.</p> <p>The preferred option would support development as stipulated above (Preferred Option Part 3), as well as small scale employment proposals. In addition, the current criterion</p>

	<p>permitting additions to cohesive groups within the RHMA would be removed on the basis that it does not support a long terms sustainable pattern of development and there are significant existing opportunities through other parts of the policy.</p>
(Preferred Option (Part 5))	<p>SG Rural Development 5: Minerals SG Rural Development 4: Minerals will be amended to SG Rural Development 5:Minerals due to the restructure of the policy.</p>
Alternative Option	<p>New SG Rural Development 4</p> <p>An alternative option to the removal of the cohesive group's element of the policy would be to review the policy and consider an increase in the size of the "cohesive group" to which the policy applies. This could include an absolute cap on the number of houses that should be permitted to be built to only 3 within the plan period. Specific exclusion of "settlements" as cohesive groups should also be implemented. This would encourage the location of new development to meet sustainability objectives but avoid over development and suburbanisation of the countryside. This alternative maintains the core element of the preferred option.</p>
Alternative 1	<p>An alternative option to the removal of the cohesive groups element of the policy would be to review the policy and consider an increase the size of the "cohesive group" to which the policy applies. This could include an absolute cap on the number of houses that should be permitted to be built to only 3 within the plan period. Specific exclusion of "settlements" as cohesive groups should also be implemented. This would encourage the location of new development to meet sustainability objectives but avoid over development and suburbanisation of the countryside.</p>
Alternative 2	<p>An additional policy criterion could be included to both SG Rural Development 3 and 4 to permit new housing development associated with significant mitigating woodland planting in line with the draft Scottish Planning Policy (2013). This would only be desirable if required by the adopted national policy.</p>
Preferred Option	<p>Main Issue 5 - Wind energy: Adopts a spatial framework for wind turbines that extends to turbines of all sizes, and provides a revised methodology for the identification of (i) areas where wind farms would not be acceptable; (ii) areas where significant protection is required, (iii) areas where planning constraints are less significant, where opportunities for wind farm development can be realised through good design or mitigation; (iv) and areas where wind farm proposals are likely to be supported subject to detailed consideration against identified policy criteria. It modifies the policy SG Rural Development 2 Wind farms and medium to large wind turbines. Essentially, the modification will not permit turbines greater than 15m hub height in an area of "significant protection" shown in Spatial Framework for Wind unless such significant effects can be substantially overcome by siting, design or mitigation. All turbine proposals must also not compromise public health or safety; and will not adversely affect</p>

	tourism or recreation interests; and considers cumulative effect of similar neighbouring projects and ensures that the proposal accords with the layout, siting and design of wind turbines. And the application would be subject to appropriate conditions.
Part of Preferred Option	Modified SG Rural Development 2 Wind farms and medium to large wind turbines.
Alternative	Similar to the preferred option but extends significant protection to settlements not identified in the Aberdeenshire LDP 2012. It also allows for different interpretations of cumulative impact and landscape capacity which are not supported by a robust and professional landscape capacity study. However, this alternative still seeks to minimise effects of wind energy development on the landscape.
Alternative 2	This option does not allow any turbines over 15m to be developed in areas of significant protection. All other criteria are retained.
Preferred Option	Main Issue 6 - Other renewable energy developments: This makes limited changes to the policy on “other renewable energy developments”, including the addition of a criteria guarding against the cumulative impact of large photovoltaic arrays - landscape, visual impact, ecology; archaeology. For biomass, it will address issues such as chimney height, provision for storage, vehicular access, vehicular movements, air quality, noise, odour, boundary treatments; and lighting; It will also ensure that the policy is consistent with current national policy to employ biomass as a fuel source in heat only, or combined heat and power, energy installations, off-gas grid, and where a sustainable local source of biomass has been identified. It provides the opportunities to exploit waste heat sources in the settlement statements, and the requirements to deliver energy generation as integral parts other policies and SG Layout, Siting and Design 2.
Alternative	It would be possible to develop specific and stand-alone policy on large photovoltaic arrays, wood biomass facilities and energy from waste facilities to explore in depth the issues that these forms of development create.
Preferred Option	Main issue 7- Housing for people on modest incomes It seeks to deliver housing for people on modest incomes through a modification to Supplementary Guidance LSD2 “Layout, siting and design of new development” requiring the inclusion of a greater mix of <i>house sizes</i> and <i>house types</i> , as well as a <i>mixture of tenures</i> . If this policy is delivered, it will lead to the delivery of a greater level of affordable housing accommodation within the context of mixed residential developments.
Alternative	An approach more closely tied to the national affordable housing benchmark of 25%. This is a sequential approach to housing for people on modest incomes in the following order: (i) Delivery of social rented affordable housing provided at an affordable rent and usually managed locally by a Registered Social Landlord; (ii)

	Delivery of housing for sale, sold at an affordable level as defined by the current Housing Needs and Demand Assessment and with public subsidy; (iii) Delivery of housing through a shared ownership or shared equity model co-funded either by the developer or public bodies; (iv) Provision of entry level housing for sale without public subsidy; or (v) Private rented accommodation available at rents guaranteed below market rent levels.
Preferred Option	Main Issue 8 - Flooding and Erosion. This policy aims to decrease risk of future flooding by adopting a precautionary approach through a higher flood risk standard. New developments at risk from flooding will require either a hydrological, drainage impact, flood risk or geomorphology impact assessment and it will require applicants to demonstrate that the risk is neither medium nor high risk. Development will also be refused unless the proposed development is for flood or erosion prevention measures; consistent with the flood storage function, unaffected by flooding; is for essential infrastructure inappropriate elsewhere; is within a built-up area where flood prevention or erosion measures exist and would be designed to incorporate flood resilient
Alternative	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.
Preferred Option	Main Issue 9 - Carbon neutrality in new developments This policy option introduces the requirement for all new buildings to achieve a “Gold” sustainability label in 2016 and a “Platinum” label in 2020 (carbon neutrality). All new buildings are also required to avoid 20% of the Building Standards mandatory CO2 reduction targets through the installation and operation of low and zero-carbon generating technologies, rising to 25% in 2020, and 30% in 2026.
Alternative 1	In relation to when carbon neutrality will be achieved, the platinum sustainability label could be required earlier than 2020, or even from the point of adoption of the plan in 2016.
Alternative 2	Specify that a ‘low’ percentage, 10% rising to 15% in 2020, of the Building Standards mandatory CO2 reduction targets is met through the installation of LZCGT’s.
Alternative 3	Specify a ‘high’ percentage, 30% in 2016 rising to 35% in 2020, of the Building Standards mandatory CO2 reduction targets is met through the installation of LZCGT’s.
Preferred Option	Main issue 10 -Sites of local nature conservation interest Using robust scientific methods to revise 1977 SINS designation; develop these sites, which are identified as the best local biodiversity and geodiversity sites in Aberdeenshire, into LNCS in order to give them statutory protection through the LDP. Site boundary information will be provided on proposals map for the forthcoming Local Development Plan. A schedule of sites will be included with detailed maps as part of policy SG Natural Environment 1: Protection of nature conservation sites.

Alternative	Allow the sites to remain “private” and unpublished in a formal manner. The basic importance of these sites would remain protected through the application of policy SG Natural Environment 2: Protection of the wider biodiversity and geodiversity, but developers may not know of a sites natural heritage value until either formal consultations or ecological survey is undertaken.
Preferred Option	Main Issue 11 - Valued views and locally valued landscapes The policy on locally valued views is being removed and ultimately replaced by a set of Local Landscape designations. The preference would be to remove this policy and replace it with a more comprehensive and robust local landscape value designation, developed in line with Scottish Natural Heritage’s ‘Guidance on Local Landscape Designations’ (2006). This is aimed to better promote landscape conservation and enhancement through the LDP.
Alternative	A reasonable alternative to this approach would be to revise the existing identified valued views and remove those that are unspecific, indefensible, or relate to protections of wider landscape character, rather than a specific view. Views would be required to be from a specific viewpoint, landscape or feature.
Preferred Option	Main issue 12 - Land supply and distribution This policy option states that land allocations in the current plan are sufficient to meet the SDP requirements and there is, currently, no need for further allocations in the next LDP.
Alternative	An attempt could be made to predict an undersupply of effective housing in 2023, and make additional allocations to ensure that the plan can unequivocally deliver an effective 5 year supply at 2023. But predictions that far into the future are a process fraught with uncertainties and it cannot be commended as an exact science. Any figure arrived at would not be absolute and would depend on a range of assumptions regarding the delivery or otherwise of sites as predicted by their developers. It would not be unreasonable to argue that if a marketability constraint limits the scale of new build on currently allocated sites then it would impact on new sites also, nor that as the economy improves optimism within the construction industry and by house purchasers will also improve, resulting in higher completion rates than can be extrapolated at this time.
Preferred Option	Main Issue 13 - How do we promote regeneration in Banff and Buchan settlements? The policy seeks to provide development opportunity in Banff, Macduff, Fraserburgh and Peterhead through maintaining a Greenfield housing and business land supply. The primary way of delivering regeneration is through the Council’s Regeneration Strategy 2013. This is to encourage commercial regeneration of these towns. Risks remain too high that without greenfield sites for development further economic disadvantage would result.

	The “clear priority” for redevelopment of brownfield land in these areas, as required by the proposed SDP will require to be delivered in other ways. Essentially this policy is a development policy on both brownfield and greenfield land (in Portsoy, Macduff, Banff , Fraserburgh and Peterhead) to minimise economic disadvantages in these towns.
Alternative	The alternative option is to remove land from the existing allocations, although this is not seen as “reasonable” at this time.
Preferred Option	<p>Main Issue 14 - Should an out-of-centre retail facility be provided in Ellon?</p> <p>The policy aims to continue to support Ellon town centre through robust application of the policy SG Retail 1 “Town Centres and Retailing”, and resist out of centre retail developments. Existing long term strategies for town centre improvement would continue to be promoted.</p> <p>This policy is similar in many respects to the “Main Issue 3 - Supporting town centres.”</p>
Alternative	The alternative policy aims to develop the capacity of Ellon brands like Boots, WHSmith, Superdrug, Specsavers, Semi-Chem, Argos, Iceland, and New Look through a single “Commercial Centre”, allocation (out-of-centre retail park).
Preferred Option	<p>Main Issue 15 - What are the implications of uncertainty regarding trunk road development in Inverurie?</p> <p>Due to the uncertainties associated with what road traffic solutions may be proposed, and the clear development opportunities that would result from the de-trunking of the current A96, it is proposed to delete the “F” allocations to remove unrealistic expectations of development potential for these sites. This is true not only for the Conglass and Balhagardy sites, but also those within the current nationally important designed landscape of Keith Hall, where the delivery of a link road may no longer justify their allocation. At this time it is not considered essential to make additional allocations at the Broomhill Roundabout, as access for the M1 “Kintore East” site is a matter for the consortium to deliver.</p>
Alternative 1	An alternative option would be to retain the existing “F” allocations, but identify them for development in the period post 2023 (i.e. the second phase of LDP2016). The value of this approach is limited in so far that the next Local Development Plan may remain constrained due to uncertainties on delivery of any trunk roads solution.
Alternative 2	Reallocation of the 415 units elsewhere in the Inverurie-Blackburn corridor.
Preferred Option	<p>Main Issue 16: Is further development opportunity required in Westhill?</p> <p>In the interests of maintaining the long term future of the north east of Scotland as a globally important centre of excellence in the sub sea sector of the energy industry, further land should be</p>

	allocated to allow the sector to expand close to its existing location.
Alternative	Consider that sufficient land has already been allocated at Westhill and throughout the north east for business requirements.
Preferred Option	<p>Main Issue 17 - Should a major supermarket be allowed in Stonehaven, and if so where?</p> <p>The policy aims to promote site CC1 in Stonehaven for the provision of a supermarket. To address issues of capacity for a major comparison retail supermarket, Chapelton of Elsick has been identified as a better location to serve the needs of the area in a sustainable manner.</p>
Alternative	An alternative option would be to identify and promote an out of centre site for convenience retail development, accepting that national policy should be set aside. The settlement analysis for Stonehaven identifies “bid” sites that could be considered for such a use.

3.8 Policies Carried Forward from the Existing LDP

Table 3.4 shows the 6 aims and policies to be carried forward into the Proposed Plan. We have not re-assessed these at this point as they will be fully reassessed at the Proposed Plan stage, when the final wording is settled and changes are clarified following the Main Issues consultation.

Table 3.4 Potential Policies to be carried forward

Policies/SG Carried Forward	Descriptions
Preferred Option	6 aims of the Local Development Plan <ul style="list-style-type: none"> • Grow and Diversify the economy; • To take on the challenges of sustainable development and climate change; • To make sure the area has enough development land to provide for people, homes and jobs to support services and facilities; • To protect and improve assets and resources; • To promote sustainable mixed communities with the highest standards of design; and • To make efficient use of the transport system
Preferred Option	Policy 1 Business development: Remove reference to Simplified Planning Zones, Provide link to SG Bus 5 Development in the Energetica Framework Area
Alternative	Policy 1 Business development: Maintain LDP 2012 Policy.
	SG BUS 1 Development of business land: Provide clarity that the policy applies to both BUS allocations and EMP allocations but not to strategic reserve land. Change title to reflect both business and employment land.
	SG BUS 1 Development of business land: Maintain LDP 2012 SG.
SG BUS 2 Office development	Introduction of a sequential approach for class 4 office uses to support town centres.
Preferred Option	SG BUS 3 Working from home: Alteration is recommended for criteria 2, to allow for minor change to the house. Criteria 3 should be deleted as any home extension would be assessed using SG LSD2 and SG LSD3 and is a duplication of criteria 2.
Alternative	SG BUS 3 Working from home: Maintain LDP 2012 SG.
Preferred Option	SG BUS 4 Tourist facilities and accommodation: Removal of the restriction to require an accessible location for rural tourist facilities. Provide clarity on the difference between a tourist attraction and tourist accommodation and the implications of this for cumulative impacts.
Alternative	SG BUS 4 Tourist facilities and accommodation: Maintain LDP 2012 SG.
Policy 2 Town centres and retailing	Introduction of a sequential approach for class 4 office uses to support town centres.
SG Retail 1 Town Centres	Introduction of a sequential approach for class 4 office uses to

	support town centres.
Preferred Option	SG Retail 2 Retail development in the countryside: Minor changes to the supporting text to emphasise the desirability of developments to be both accessible and related to tourist sites
Alternative	SG Retail 2 Retail development in the countryside: Maintain 2012 LDP SG
Preferred Option	Policy 3 Development in the countryside: Maintain 2012 LDP SG
Alternative	None
SG RD1 Housing & business	Among other minor issues there is a need to consider the sustainability of the settlement pattern and the impact on traditional buildings being promoted by the current Policy.
SG RD2 Wind farms	A spatial framework for wind turbines is required. Wind energy may be more appropriately considered in the context of a “Climate change adaptation and mitigation” policy.
SG RD3 Other renewables	Additional supplementary guidance on biomass, energy from waste and large photovoltaic arrays may need to be developed.
Preferred Option	SG RD4 Minerals: Update references and emphasise the benefits of reinstatement and use of transport other than road haulage in the supporting text.
Alternative	SG RD4 Minerals: Maintain 2012 LDP SG
Preferred Option	Policy 4 Special rural land: Amend Policy 4 to emphasise STRL1 as the principal means for considering development in the coastal zone.
Alternative	Policy 4 Special rural land: Maintain 2012 LDP SG
Preferred Option	SG STRL 1 Coastal zone: Review of coastal zone boundaries
Alternative	SG STRL 1 Coastal zone: Maintain 2012 LDP SG
Preferred Option	SG STRL 2 Greenbelt: Amendment to allow the replacement of existing non-vernacular dwellings which could contribute to the improvement of the green belts character and setting/place
Alternative	SG STRL 2 Greenbelt: Maintain 2012 LDP SG
Preferred Option	Policy 5 Housing land: The policy requires updated to reflect the updated housing allowances for the period 2017-2021. Clarification should be provided that Aberdeenshire Council aspires to a 7 year “capable of becoming effective” land supply.
Alternative	Policy 5 Housing land: Maintain 2012 LDP SG
Preferred Option	SG Hou1 Housing land allocations 2007-16: Redrafting to take into account updated housing allowances for the period 2017-2021.
Alternative	SG Hou1 Housing land allocations 2007-16: Maintain 2012 LDP SG
Preferred Option	SG Hou 2 Housing land allocations to 2023: Re-wording and re-sequencing to clarify that all proposals other than for housing on phase 2 sites will be refused. Redrafting to take into account updated housing allowances for the period 2017-2021.
Alternative	SG Hou 2 Housing land allocations to 2023: Maintain 2012 LDP SG
Policy 6 Affordable housing	Lack of certainty and failure of the policy to achieve identified outcomes regarding meeting all forms of housing need requires

	a revision to the policy.
Preferred Option	SG AH 1 Affordable housing: Clarification that affordable housing is only required on sites of over 3 houses on the basis of one affordable house for each 3 “market” houses,
Alternative	SG AH 1 Affordable housing: Maintain 2012 LDP SG
Preferred Option	Policy 7 Other Housing needs: Maintain 2012 LDP policy
Alternative	None
Preferred Option	SG SNH1 Development for particular needs: Clarification in the supporting text that 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
Alternative	SG SNH1 Development for particular needs: Maintain 2012 LDP SG
Preferred Option	SG SNH 2 Residential caravans: Clarification in the supporting text as to what would constitute an economic need for a caravan
Alternative	SG SNH 2 Residential caravans: Maintain 2012 LDP SG
Preferred Option	SG SNH 3 Gypsies / travellers: Clarification in the supporting text to promote the bringing forward of transit sites by the Gypsy Traveller community themselves and on the process of transit site provision
Alternative	SG SNH 3 Gypsies / travellers: Maintain 2012 LDP SG
Policy 8 Layout siting and design	
	Maintain 2012 LDP SG
Preferred Option	SG LSD1 Masterplanning: Reinforce requirement for compliance with approved masterplans/ frameworks and require masterplans / frameworks for unallocated sites.
Alternative	SG LSD1 Masterplanning: Maintain 2012 LDP SG
Preferred Option	SG LSD 2 Layout, siting and design: Revision of some of the language being used within the policy to achieve greater clarity Addition of requirement for biodiversity enhancement.
Alternative	SG LSD 2 Layout, siting and design: Maintain 2012 LDP SG
Preferred Option	SG LSD 3 Extensions: Clarify that the policy applies to all other ancillary developments for domestic use such as garages and boundary treatment.
Alternative	SG LSD 3 Extensions: Maintain 2012 LDP SG
Preferred Option	SG LSD 4 Infill development: Minor modifications to clarify that it also applies to ‘change of use’ applications.
Alternative	SG LSD 4 Infill development: Maintain 2012 LDP SG
Preferred Option	SG LSD 5 Open space: Reduction in Public Open Space requirements for flatted and small-scale developments, removal of requirement for Open space from minor windfall sites. Move the safeguarding element of the policy, which protects open space from further development into a new supplementary guidance statement under Policy 14.
Alternative	SG LSD 5 Open space: Maintain 2012 LDP SG
Preferred Option	SGLSD 6 Public Access: Incorporation of access issues in

	design statement.
Alternative	SGLSD 6 Public Access: Maintain 2012 LDP SG
Preferred Option	SG LSD 7 Community facilities: Maintain 2012 LDP SG
Alternative	None
SG LSD 8 Flooding and erosion	Removal to a new policy on "Climate change adaptation and mitigation". Decrease in levels of risk accepted for new development
Preferred Option	SG LSD 9 Hazardous development: Adoption in the policy of a precautionary approach for when significant negative impacts may arise but the nature of those impacts are unclear due to lack of information
Alternative	SG LSD 9 Hazardous development: Maintain 2012 LDP SG
Preferred Option	SG LSD 10 Contaminated land: Provide clarity on what constitutes pollution of the water environment, to reference 'special sites', and highlight the need for resubmission of a bid to the LDP if remediation costs are unexpectedly high
Alternative	SG LSD 10 Contaminated land: Maintain 2012 LDP SG
SG LSD 11 Carbon neutrality	Removal to a new policy on "Climate change adaptation and mitigation". Set a minimum percentage level for low and non carbon generating technology in partnership with Aberdeen City
Preferred Option	Policy 9 Developer contributions: Minor changes to ensure consistency with the supporting supplementary guidance
Alternative	Policy 9 Developer contributions: Maintain 2012 LDP SG
Preferred Option	SG DevCon 1 Developer contributions: Introduce clarity in the policy and reasoned justification to reflect actual ways of working.
Alternative	SG DevCon 1 Developer contributions: Maintain 2012 LDP SG
Preferred Option	SG DevCon 2 Access to new development: Expansion of the policy to address access for small and individual sites
Alternative	SG DevCon 2 Access to new development: Maintain 2012 LDP SG
Preferred Option	SG DevCon 3 Water and waste water drainage infrastructure: Revision to take account of the most recent technical advice and resolve anomalies associated with Drainage and development impact assessments.
Alternative	SG DevCon 3 Water and waste water drainage infrastructure: Maintain 2012 LDP SG
Preferred Option	SG DevCon 4 Waste management: Amendment to make reference to the ZWP vision and objectives, and 'all' wastes. Waste reduction and recycling/composting should be preferred in the justification text.
Alternative	SG DevCon 4 Waste management: Maintain 2012 LDP SG
Preferred Option	SG DevCon 5 Developer contributions: Amendment to refer to the most recent circular and reflect the methodologies used.
Alternative	SG DevCon 5 Developer contributions: Maintain 2012 LDP SG
Preferred Option	Policy 10 Enabling development: Clarity should be

	introduced to remove any ambiguity related with the financial aspects of enabling development.
Alternative	Policy 10 Enabling development: Maintain 2012 LDP SG
Preferred Option	SG Enable 1 Enabling development: Maintain 2012 LDP SG
Alternative	None
Preferred Option	Policy 11 Natural heritage: Introduction of concept of “Green Networks” into the plan, new SG on protected species
Alternative	Policy 11 Natural heritage: Maintain 2012 LDP Policy
Preferred Option	SG NH1 Protection of nature conservation sites: Introduction of new regime of Local Nature Conservation sites
Alternative	SG NH1 Protection of nature conservation sites: Maintain 2012 LDP SG
Preferred Option	SG NE2 Wider biodiversity: Add reference list of protected species and habitats, and cross reference standards to be used in ecological survey
Alternative	SG NE2 Wider biodiversity: Maintain 2012 LDP SG
Preferred Option	Policy 12 Landscape: Reference to Planning advice. Possible inclusion of supplementary guidance on Special Landscape Areas and / or valued views
Alternative	Policy 12 Landscape: Maintain 2012 LDP Policy
Preferred Option	SG Land 1 Landscape character: Maintain 2012 LDP SG
Alternative	None
SG Land 2 Valued views	Consideration of removal, amendment or replacement by Special Landscape Areas.
Preferred Option	Policy 13 Historic environment: Definition of “Historic Environment” and updated reference to the Historic Environment Strategy
Alternative	Policy 13 Historic environment: Maintain 2012 LDP Policy
Preferred Option	SG HE1 Listed buildings: Introduction of cross reference to SG Enabling development 1
Alternative	SG HE1 Listed buildings: Maintain 2012 LDP SG
Preferred Option	SG HE2 Conservation areas: Update statement on the programme for review of conservation areas and include greater reference to high quality design
Alternative	SG HE2 Conservation areas: Maintain 2012 LDP SG
Preferred Option	SG HE3 Historic gardens: Revise text of part 1 of the policy reflect national guidance, cross reference to SG Landscape 1 “Landscape Character”
Alternative	SG HE3 Historic gardens: Maintain 2012 LDP SG
Preferred Option	SG HE4 Archaeological sites: Introduce reference to the Inventory of Historic Battlefields in the reasoned justification
Alternative	SG HE4 Archaeological sites: Maintain 2012 LDP SG
Preferred Option	Policy 14 Safeguarding resources and areas of search: Maintain 2012 LDP SG
Alternative	None
Preferred Option	SG Safe 1 Water environment: Addition of a new criterion which requires aquatic engineering works associated with a development to be licensed under CAR
Alternative	SG Safe 1 Water environment: Maintain 2012 LDP SG

Preferred Option	SG Safe 2 Agricultural land: Update references and cross reference to other policies
Alternative	SG Safe 2 Agricultural land: Maintain 2012 LDP SG
Preferred Option	SG Safe 3 Trees and woodlands: Multiple changes to the supporting text to add clarity and reflect best practice in tree and woodland replacement
Alternative	SG Safe 3 Trees and woodlands: Maintain 2012 LDP SG
Preferred Option	SG Safe 4 Transportation facilities: Add an additional criterion to include “operational areas of ports and harbours
Alternative	SG Safe 4 Transportation facilities: Maintain 2012 LDP SG
Preferred Option	SG Safe 5 Safeguarding employment land: Change title to reflect both business and employment land. Divide the supplementary guidance into two parts relating to Schedule 2 sites and other employment land. Add at end of the first paragraph of the policy (Part A) when development on strategic reserve land would be supported.
Alternative	SG Safe 5 Safeguarding employment land: Maintain 2012 LDP SG
SG Safe 6 Oil and gas sites:	Delete policy as unnecessary
	Maintain 2012 LDP SG
Preferred Option	SG Safe 7 Areas of search- minerals: Recognition that small scale development could be accepted in areas of search for sand and gravel, and on the definition of “outcrops” of hard minerals
Alternative	SG Safe 7 Areas of search- minerals: Maintain 2012 LDP SG
Preferred Option	SG Safe 8 Areas of search-waste: Amended supporting text to cover all waste, align more closely with the waste hierarchy and the proximity principles, clarify ‘need’ for waste management facilities and how buffer zones should be considered
Alternative	SG Safe 8 Areas of search-waste: Maintain 2012 LDP SG

3.9 Site Allocations Considered in the Main Issues Report

- 3.91 The current LDP allocations, up to 2023, are sufficient to meet the requirements of the current Structure Plan and the Proposed SDP.
- 3.92 Unless there is a significant change to the allocations set out in the LDP during examination, or if a significant number of existing LDP allocations are identified as undeliverable, no significant new allocations will be required. However, one new employment land allocation in Westhill is preferred for allocation. In light of this, the preferred option is to carry forward existing greenfield and brownfield allocations, along with one new allocation, in the next LDP. All bids, bar one, are therefore alternatives.

Table 3.5 Greenfield and Brownfield Allocations and Alternatives

Description

Preferred Greenfield sites	<p>Existing LDP (2012) allocations will be carried forward into the Proposed LDP 2017-2035 (Detailed assessments in Appendix 7.4). One new employment land allocation is preferred (Detailed assessment in Appendix 1.3)</p> <p>Please note that there will be a need to reassess the existing allocations, which are preferred for allocation in the next plan, at the proposed plan stage.</p>
Alternative Greenfield Sites	These are new development bids received in 2013. They are not preferred because they are not required to meet the current Structure Plan and Proposed LDP allocation requirements.
Preferred Brownfield sites	<p>Existing LDP (2012) allocations will be carried forward into the Proposed LDP 2017-2035 (Detailed assessments in Appendix 1.3).</p> <p>Please note that there will be a need to reassess the existing allocations which are preferred for allocation in the next plan, at the proposed plan.</p>
Alternative Brownfield sites	These are new development bids received in 2013. They are not preferred because they are not required to meet the current Structure Plan and Proposed LDP allocation requirements.

4. Plan, Programme or Strategy Context

4.1 Relationship with other PPS and environmental objectives

- 4.1.1 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)
– European Biodiversity Framework
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
– Draft National Planning Framework for Scotland 3 (NPF3)
– National Planning Framework for Scotland 2 (NPF2) (2009)
– The Scottish Planning Policy
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)
Natural Conservation and Biodiversity
– Wildlife and Countryside Act 1981 (as amended)
– The Nature Conservation (Scotland) Act 2004
– Scotland's Biodiversity Strategy- Its 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
Water
– Water Environment (Controlled Activities) (Scotland) Regulations 2011
– 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
– Improving the Quality of the Scotland's Water Environment
Waste
– Scotland's Zero Waste Plan (2010)
– SEPA Guidelines for Thermal Treatment of Municipal Waste
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 Structure Plan 2009
– 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 (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

4.1.2 It is acknowledged that other relevant PPS will be published prior to the publication of the Proposed Plan (such as Scottish Planning Policy 2013) and these will also be taken account of.

4.1.3 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.
- Geological Conservation Review (GCR) Sites
- Ancient, long-established and semi-natural woodland recorded on the Ancient woodland inventory
- Ramsar sites

- National Nature Reserve
- 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;
- 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;
- Set the framework for development consents for major sport facilities development;
- Promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained
- 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
 - Designated 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 analysis of the baseline data is presented in Appendix B.

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 Structure Plan 2009, 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	<p>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 Structure Plan and Local Development Plan.</p> <p>Other PPS may reduce the impact of environmental trends and issues e.g. open space strategy, local transport strategy.</p>
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 further, drawing on lessons learnt.
Water	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. Issues relating to the environmental impact of water abstraction would remain, as the current LDP has land allocations up to 2023.
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 7.2) 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 7.2.4 and 7.2.5 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 Reports. Additional environmental problems that affect the plan will be identified through the Main Issues Consultation. The main issues 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	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. Pressure on local nature conservation sites. This might be	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>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>	<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>Impact on undeveloped and remote landscape character types</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 obligations emphasis elements that are likely to mitigate landscape impacts.</p> <ul style="list-style-type: none"> • A framework for assessing landscape capacity for

	<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>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</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.

	<p>arising from predicted climate change.</p> <p>Continuing reliance on the car to travel to work and growing travel distances.</p>	<ul style="list-style-type: none"> • The LDP should consider the potential greenhouse gas impact when determining the spatial strategy. • The LDP should support the use of water efficiency measures.
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</p>	<p>The 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>engineering works (i.e. straightening, culverting and modifying riparian habitats)</p> <p>Development may also result in new, or exacerbate existing flooding issues</p>	
Population	<p>Increase in population placing a demand on housing</p> <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>The Local Development Plan makes housing land allocations taking population 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>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

	<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>	
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>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>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 soils. • 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 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

	<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>required for adequate sport facilities, open spaces, and affordable housing.</p> <ul style="list-style-type: none"> • 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.
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5 Assessment, Mitigation and Monitoring

5.1 Alternatives to which SEA was applied

5.1.1 We have listed alternatives as part of this strategic environmental assessment. The vision adopted is the one adopted by the Proposed SDP and has therefore already been subject to SEA in the Environmental Report of the SDP. As we do not intend to duplicate the assessment, we have not considered any alternatives to the vision. We have considered the following alternatives:

- Main Issues
- Alternatives to the Main Issues
- Allocations in LDP 2012
- Alternatives to Allocations – new bids

5.1.2 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. The Greenfield and Brownfield sites rolled forward therefore form part of the alternatives considered in this assessment.

5.2 Framework for assessing environmental effects

5.2.1 We have assessed the main issues and their alternatives against SEA topics as shown in Table 5.2 Assessment of framework 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).

5.2.2 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 appendices 1.1-1.10, along with detailed assessments of the bids. The criteria used to assess the sites and main issues are presented in appendices 1.9 and 1.10.

5.2.3 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 (of which there are 94), and for each policy option. The framework used is shown in Table 5.2 *Assessment 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

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 Main Issues Report 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 Main Issues Report. 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 below.

5.4 Proposed Mitigation Measures

5.4.1 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 5.3. 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

SEA Topic	Main Issue Impact	Mitigation Measures	Who is responsible for undertaking the mitigation?
Air	<p>Main Issue</p> <p>12 - Land supply and distribution</p> <p>14 - Should an out-of-centre retail facility be provided in Ellon?</p> <p>16 - Is further development opportunity required in Westhill?</p> <p>These issues are likely to have a mixed impact by:</p> <p>a) Increasing car travel in and around towns at risk of breaching the EU air quality objective, i.e. Ellon.</p> <p>b) Encouraging the use of active and public modes of transport in and around towns at risk of</p>	<p>The negative impact on air quality was mitigated and the positive impact enhanced through:</p> <p>The application of robust criteria during assessment of existing LDP allocations (to be carried forward as preferred option) and 2013 development bids (alternative). For example, new bids were scored negatively if they were not well connected to a settlement and within walking distance of local services, including public transport connections.</p> <p>Policies such as SG LSD2: Layout, Siting and Design and LSD: 6 Public Access will promote good connectivity and active travel and public transport provision. The masterplanning process will also provide the opportunity to maximise this provision.</p>	<p>Planning Policy</p> <p>Development Management</p>

	breaching the EU air quality objective, i.e. Ellon.		
Water	<p>Main Issue 2 – Green Networks</p> <p>Likely to encourage the restoration of riparian habitats</p>	<p>Policies such as SG Safeguarding1: Protection and Conservation of the water environment will enable this positive impact to be enhanced as it also promotes the restoration of the water environment, i.e. through the requirement for buffer strips.</p> <p>The masterplanning process will also be used to ensure that opportunities for the restoration of riparian habitat are maximised in larger developments. Where appropriate, consultation with the Environment Team will be used to enhance these opportunities.</p>	Development Management
Climatic factors	<p>Main Issue 12 – Land Supply and Distribution</p> <p>Likely to increase fossil fuel energy consumption, i.e. through increased car travel and domestic/industrial energy use.</p>	<p>This negative impact from increased car travel was, to an extent, mitigated through application of robust criteria during assessment of existing LDP allocations (to be carried forward as preferred option) and 2013 development bids (alternative). For example, new bids were scored negatively if they were not well connected to a settlement and within walking distance of local services, including public transport connections.</p> <p>Policies such as SG LSD2: Layout, Siting and Design and LSD: 6 Public Access will promote good connectivity and active travel and public transport provision.</p> <p>The expected increase in domestic energy use will be mitigated through existing LDP policies such as LSD11: Carbon neutrality, while renewable energy policies will promote alternative forms of energy.</p> <p>The masterplanning process will also enable the above opportunities to be maximised in large developments.</p>	<p>Planning Policy</p> <p>Development Management</p>
Climatic factors	<p>Main Issue 5 - Wind Energy</p> <p>Main Issue 6 – Other Renewable</p>	This positive impact will be enhanced by the proposed new Climate Change policy, which will highlight and emphasis the	Planning Policy

	<p>energy developments Main Issue 9 – Carbon Neutrality</p> <p>Positive impact by reducing fossil fuel energy use through by supporting renewable energy generation</p>	<p>importance of climate change mitigation and the key role which renewable energy development plays in these. Specialist planning advice on Wind Turbines has also been produced to support developers and development management.</p> <p>Existing policy will also encourage renewable energy development, i.e. LSD2: Layout, Siting and Design requires applicants to demonstrate consideration of solar gain opportunities.</p> <p>The Council's Wind Turbine Team, which deals with all wind energy planning applications will also ensure that a consistent and robust approach is taken to the determination of planning applications</p>	<p>Development Management</p> <p>Development Management</p>
	<p>Main Issue 8 – Flooding and Erosion</p> <p>Positive impact by supporting sustainable flood management</p>	<p>This positive impact will be enhanced through the application of existing LDP policies such as Developer Contributions3: Water and Waste Water Drainage Infrastructure, which requires Suds, and protective policies on 'Trees and Woodlands' support sustainable flood management.</p> <p>The Strategic Flood Risk Assessment, which accompanies the MIR, will also support/enhance sustainable flood management</p> <p>We will work with the Council's Flood Prevention Unit, statutory consultees like SEPA and other partners to ensure that opportunities for sustainable flood management are maximised.</p>	<p>Development Management</p> <p>Planning Policy</p> <p>Planning Policy and Development Management</p>
Biodiversity	<p>Main Issue 2- Green Networks</p> <p>Would have a positive impact by promoting the creation of green networks</p>	<p>This positive impact would be supported/enhanced through the application of existing protective policies on 'trees and woodlands', the 'water environment' and 'wider biodiversity', which as well as protecting, also seek environmental improvements.</p> <p>Where appropriate, the requirement for applicants to provide</p>	<p>Development Management</p>

		<p>'ecological surveys', may also help inform the development of green networks.</p> <p>We will work with the Council's Environment Team to maximise the opportunities for green networks. The masterplanning process will also be used to maximise opportunities for large scale development to contribute to green networks.</p>	<p>Planning Policy, Development Management, Environment Team</p>
Material Assets	<p>Main Issue 12 – Land Supply and Distribution</p> <p>Likely to put a significant strain on existing infrastructure, i.e. public waste water drainage</p>	<p>The application of robust criteria during assessment of existing LDP allocations (to be carried forward as preferred option) and 2013 development bids (alternative). For example, new bids were scored negatively if there were 'significant and costly constraints to overcome in order to provide drainage'.</p> <p>We will work also closely with colleagues within the Council. i.e. education, roads etc to mitigate the impact of new development on existing infrastructure.</p> <p>Policies such as 'SG Developer Contributions', and their application by the Council's Planning Gain team, 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>Main Issue 12 – Land Supply and Distribution</p> <p>Main Issue 16: Is further development opportunity required in Westhill?</p> <p>Likely to have a positive impact through creation of new fixed assets, i.e. schools.</p>	<p>Policies such as 'SG Developer Contributions', and their application by the Council's Planning Gain team, will ensure that the provision of new fixed assets in relation to new development will be appropriate.</p>	<p>Development Management, Planning Gain</p>
	<p>Main Issue 1- Climate Change</p> <p>Main Issue 6 – Other Renewable</p>	<p>Existing policy will also encourage the creation of additional renewable energy infrastructure, i.e. LSD2: Layout, Siting and</p>	

	energy developments Main Issue 9 – Carbon Neutrality Positive impact through creation of energy infrastructure	Design requires applicants to demonstrate consideration of solar gain opportunities.	
	Main Issue 2 – Green Networks Positive impact through creation of natural assets	Enhancement measures are the same as those identified for ‘Green networks’ under Biodiversity.	
	Main Issue 7 – Housing for people on modest incomes. Provision of affordable housing	This positive impact will be enhanced through existing LDP policies, i.e. LSD2: Layout, Siting and Design requires a mix of housing type. We will also work closely with the Council’s Planning Gain and Housing Department and use the masterplanning process to maximise opportunities for affordable housing provision.	Development Management.
Population	Main Issue 7 – Housing for people on modest incomes. Main Issue 12 – Land Supply and Distribution Likely to provide a mix of house types.	This positive impact will be supported and enhanced by the application of existing policy, i.e. ‘LSD2: Layout, Siting and Design in new development’ requires a housing mix. The masterplanning process will be used to ensure that the provision of a housing mix is maximised in larger developments.	Development Management
Human Health	Main Issue 9 – Carbon Neutrality Requires new housing to be built to a standard above the Scottish Building, i.e. energy efficiency.	This positive impact will be enhanced by the proposed requirement for all new development to install water efficiency measures.	Planning Policy, Development Management.
	Main Issue 7 – Housing for people on modest incomes. Main Issue 12 – Land Supply and Distribution	Enhancement measures are the same as those identified under ‘Population’.	As identified under ‘Population’.

	<p>Main Issue 16: Is further development opportunity required in Westhill?</p> <p>Likely to provide a mix of house types.</p>		
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5.4.2 With regard to land allocations, given that we are reinstating the allocations made in the current LDP (2012) and considering new allocations as alternatives, we will reinstate the mitigation measures in the final environmental report for current LDP (2012). If our position on land allocations has changed by the time we are preparing the proposed plan these measures will be reviewed.

Table 5.3: Proposed Mitigation Measures for Vision and Aims of the Plan.

Topic	Mitigation/Enhance Measures (Policy, Additional Measures)	When should mitigation be considered	Who is responsible for mitigation
Human Health	In light of the potential significant positive impacts the economic growth objectives will have on the environment, collaboration with stakeholders including landowners, developers and housing associations will be undertaken to ensure the delivery of the Plan's objectives to create sustainable mixed communities and to ensure developments are properly serviced. Building where there are risks to health like areas of bad air quality or smell will be avoided. To secure long-term positive outcomes, the LDP and SG for settlements set out the requirements for open space, such as parks for new developments.	Pre-planning application stage	Planning policy and Development Management
Material Assets	To deliver the sustainable development objectives, along with economic growth, the Council should facilitate the redevelopment of existing buildings where new developments are proposed to reduce resource use, promote sustainable communities (e.g. reducing the need to travel by private car), sustain the local population and mitigate against the risk of social deprivation. Sites at risk from flooding etc will be avoided to negate the need for future safeguarding works.	Planning application stage	Development Management and Environment Team
Air quality			
Human Health			
Population			
Landscape			
Material			

Assets	Aberdeenshire's landscapes, most valued views and landscape features will be protected, and good masterplanning and design will be encouraged.		
Climatic Factors	<p>Developing in areas with the least risk of flooding reduces the need for flood protection in the future. Policy/SG on flooding and costal erosion should be adhered to. The need for Flood Risk Assessments for some allocations should be highlighted in the SG for settlements. Flood risk can be mitigated through the use of buffer strips/open space.</p> <p>The Planning Policy team will work with officers in charge of the Shoreline Management Plan to ensure that buildings are not at risk from flooding and erosion.</p>	Planning application stage	Development Management and Planning Policy
Human Health	To ensure there are sufficient people, homes and jobs in local communities, collaborate with developers to ensure mixed use developments are delivered as per the LDP/SG for the settlements to sustain services and facilities. Avoid building where there are risks to health like areas of bad air quality or smell.	Planning application stage	Development Management
Population			
Material Assets			
Water	To ensure the objective on protecting and improving environmental assets and resources is delivered, new development should be appraised against the Policies and SG on safeguarding the water environment and enhancing biodiversity, where applicable (e.g. encourage builders to create open spaces, including wildlife areas in new developments). Collaborate with developers to ensure minor negative effects do not become worse (e.g. protect special areas). Aberdeenshire's landscapes, most valued views and landscape features will be protected, and good masterplanning and design will be encouraged. Developers will also be required to undertake EIA prior to commencing developments where appropriate.	Planning application stage	Development Management
Biodiversity			
Climatic Factors			
Landscape			
Biodiversity	To deliver the positive benefits of the objective on creating mixed communities of good design, new development will be appraised on how they enhance their local environment as per the policies and SG on natural heritage, open space and layout, siting and design. For example, new Sustainable Drainage Systems (SuDS)	Planning application stage	Development Management
Climatic Factors			
Human Health			

Population	will be designed to encourage biodiversity, encourage builders to create open spaces, including wildlife areas, in new developments, and protect special areas (e.g. plants and animals). Aberdeenshire's most valued features will be protected wherever possible and encourage good design in new developments.		
Cultural Heritage			
Landscape			
Material Assets			
Air quality	To ensure new development makes efficient use of the transport network, liaise with officers implementing local and regional transport strategies (RTS and LTS) to encourage the integration of developments into the existing road network and future transport infrastructure. Support development that confirms with the spatial strategy (i.e. development within the SGA, in accordance with Policy/SG on rural development) through collaboration with stakeholders, including developers and landowners.	Pre-planning application stage	Planning policy and Development Management
Human Health			
Material Assets			
Soil quality	In light of the potential significant positive impacts the large scale distribution of development will have in Aberdeenshire, collaboration with stakeholders including landowners, developers and housing associations will be undertaken to ensure the delivery/safeguarding of waste management facilities (to reduce waste going to landfill), open space, energy efficient buildings, mixed housing types and tenure, the creation of new assets, and improved design, clean up and safe disposal of harmful materials that spoil (i.e. contaminate) the land.	Pre-planning application stage	Development Management
Climatic Factors			
Human Health			
Population			
Human health	Within the areas outwith the strategic growth areas collaborate with stakeholders including landowners, developers, SEPA, Scottish Water and housing associations to ensure the delivery and improvement of the supply of housing, and the provision of new assets in terms of water and waste, which has been an issue in many settlements, as well as open space and affordable housing in new developments.	Pre-planning application stage	Development Management
Water quality	Liaise with developers to ensure new houses, factories, shops and offices clean up harmful materials that spoil (i.e. contaminate) the land, provide waste management facilities within most new developments to reduce waste going into landfill.	Planning application stage	Development Management
Soil quality			

	To avoid sporadic rural development, collaborate with developers to ensure only development in accordance with Policy/SG on rural development is permitted and that they are designed to minimise resource use (e.g. construction materials, energy use and water).		
Biodiversity	Collaborate with stakeholders to encourage the sensitive siting of new development and creation of wildlife links in accordance with policy/SG, and ensure flood mitigation measures are undertaken where required (e.g. Flood Risk Assessment and buffer strips). The Planning Policy team will work with officers in charge of the Shoreline Management Plan to ensure that buildings are not at risk from flooding and erosion.	Planning application stage	Development Management and Planning Policy
Climatic factors			
Human Health			
Cultural heritage	Aberdeenshire's most valued features will be protected wherever possible and encourage good design in new developments. Encourage the retention of historic buildings, especially those on the Buildings at risk registrar. Manage positively innovative design while safeguarding the character of historic buildings and areas.	Planning application stage	Development Management
Material Assets	Collaborate with stakeholders to safeguard and facilitate the delivery of assets required as per policy or SG. 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).	Planning application stage	Development Management

Table 5.4: Mitigation/Enhancement for development in the 6 areas of Aberdeenshire

Topic	Mitigation/Enhancement Measures (Policy, Additional Measures)	When should mitigation be considered	Who is responsible for mitigation
Air quality	Positive effects can be enhanced by facilitating the development of the park and ride facility in Portlethen and community facilities in Stonehaven to increase the use of public transport, and reduce car dependency, CO ₂ levels, air pollution and nuisance in the Strategic Growth Area corridor.	Pre-planning application stage	Planning policy and Development Management
Water Quality	Mitigate against the possibility of water bodies failing to meet or retain their good ecological status due to diffuse or point source pollution or pressure on sewage works, and/or inappropriate SuDS.	Planning application stage	Development Management
Water quality	Ensure land that is susceptible to surface water runoff (in this case EH1 in Gartly) is appropriately addressed through a Drainage Impact Assessment.	Pre-planning application stage	Development Management
Soil quality	Development of H1 in Inch would use prime agricultural land, but given it is close to an existing employment area and adjacent to the train station, it should maximise the social benefits it could give to the community through a mix of house types and providing recycling facilities.	Planning application stage	Development Management
Climatic factors	Positive effects can be enhanced by facilitating large scale and/or mixed use developments which can minimise car dependency and reduce CO ₂ levels, air pollution and nuisance.	Pre-planning application stage	Development Management
Climatic Factors	Maximise resource efficiency and energy use in new buildings through good layout, siting and design in accordance with policy and SG.	Planning application stage	Development Management
Climatic Factors	Facilitate the creation of combined heat and power plants or other renewables in new developments at the masterplanning stage.	Pre-planning application stage	Development Management
Climatic Factors	Ensuring the continued safeguarding of dismantled railway lines as areas of open space (e.g. paths) should they be re-opened.	Planning application stage	Development Management Core Paths Plan

Climatic factors	Effects on climatic factors in Cornhill, Banff can be reduced as a site for a school is reserved to the west as R1.	Ongoing	Education and Policy
Climatic factors	Mitigate potential flood risk through drainage impact assessments or flood risk assessments and the provision of appropriate buffer strips adjacent to water bodies.	Pre-planning application stage	Development Management
Climatic Factors	Mitigate against unsustainable settlement patterns through open space and links (paths) to the facilities in the settlement to maximise integration.	Pre-planning application stage	Development Management
Human Health	Support the provision of employment land and new housing in a regeneration area (as per the policies, e.g. business development, rural development, enabling).	Planning application stage	Development Management
Human Health	The loss of open space for a health centre in Banchory should be compensated elsewhere through new development.	Planning application stage	Development Management
Population	Ensure a mix of house types and tenure within the allocation at Ellon (M1) and the timely delivery of facilities (e.g. school).	Pre-planning application stage	Planning policy and Development Management
Landscape	Ensuring boundaries of developments on the settlement edge are defined through strategic landscaping to enhance the area, provide screening or improving the setting of the buildings in large open areas.	Pre-planning application stage	Development Management
Landscape	Safeguard areas protected for open space and facilitate their enhancement where development is proposed adjacent.	Planning application stage	Development Management
Landscape	Maximise the integration of new development where it is out-of-scale of the existing settlement through open space (e.g. strategic landscaping and paths).	Pre-planning application stage	Development Management
Material Assets	Facilitate the phasing of new facilities and services at the Masterplanning stage of major sites as the scale of new development provides for new facilities and services.	Pre-planning application stage	Development Management
Material Assets	Safeguard and support new employment land in a regeneration priority area (as per the policies/SG).	Pre-planning application stage	Development Management
Material	Safeguard and support new employment land (as per the	Planning	Development Management

Assets	policies/SG).	application stage	
Material Assets	Safeguard and support development on sites reserved for a specific use (in this case the cemetery in Ellon), as per the SG.	Pre-planning application stage	Development Management
Material Assets	Encourage development that removes contaminated land of a former landfill site at Blackdog. Enhance the landscape through good design of buildings and open space.	Pre-planning application stage	Development Management

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 5.8 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 	When the water quality of particular water bodies has not improved or suddenly	<ul style="list-style-type: none"> SEPA 	Annually	<ul style="list-style-type: none"> Review the Action Programme of the local

	Increase in the number and duration of bathing water areas passing Bathing water quality EC Guideline Standards.	Dee) • River Basin Management Plan (SEPA)	deteriorates.			development plans. • 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&ES of Aberdeenshire Council (Planning Policy)	Annually	• Review the Action Programme s 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	• SEPA	Annually	• Review the Action Programme of the local

			does not decline in accordance with the EC Landfill Directive.			development plan. • Review local development plans policies & SG (on waste management facilities).
Biodiversity	The number of notified or qualitative interests (e.g. protected habitats and species) adversely affected by new development.	Local Development Plan monitoring of Policy 11 (planning applications)	When proposals are supported as departures from local development plan policies.	• P&ES of Aberdeenshire Council (Environment and Planning Policy)	Annually	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.	• P&ES of Aberdeenshire Council (Sustainability, Information and Research)	Biennially	• Review local development plans policies.
	Reduction in the number of properties at risk from flooding (pluvial, fluvial or tidal).	<ul style="list-style-type: none"> • Flood Prevention and Land Drainage (Scotland) Act 1997 Biennial Reports • Shoreline Management Plan (once produced) 	When the development plan is reviewed.	• T&I of Aberdeenshire Council	Biennially	• Review local development plans policies and 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	Biennially	• Review the local development plan policies and

				Research)		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.	<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 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. 	<ul style="list-style-type: none"> • P&ES of Aberdeenshire Council (Environment and Planning Policy) 	Annually	<ul style="list-style-type: none"> • Review the local development plan policies and land allocations and/or prepare SG

Landscape	<p>Reduction in the number of planning applications granted planning permission either as departures or against officers' recommendation. For example where:</p> <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	<p>Increase in the number of waste management facilities built that address the need identified in the Area Waste Plan.</p>	<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	<ul style="list-style-type: none"> • Scottish Water 	When land	<ul style="list-style-type: none"> • P&ES of 	Annually	<ul style="list-style-type: none"> • Review the

	in the number of wastewater treatment works and water works built.	<ul style="list-style-type: none"> • SEPA 	allocations are constrained.	Aberdeenshire Council (Planning Policy)		<p>Action Programme of the local development plan.</p> <ul style="list-style-type: none"> • Review the settlement strategy and/or core 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 policy 8 or SG.

5.7 An outline of the reasons for selecting the alternatives dealt with

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

5.8 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.

5.9 Next Steps and Anticipated Milestones

Table 5.8 shows the remaining steps needed for the SEA of the Main Issues Report of the proposed Aberdeenshire Local Development Plan 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
October 2013 to January 2012	Consulting on the Environmental Report and the LDP.	We will consult over a 12 week period.
January 2013 to September 2013	Collating views on the consultation and take 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.
October 2013 to January 2013	Consulting on the addendum to the Environmental Report alongside the proposed LDP.	We will consult over a 12 week period.

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 scoping report provides an outline of the proposed approach to the environmental assessment of the Main Issues Report and, subject to the specific comments set out below, I am content with the scope and level of detail proposed for your assessment.	Noted
Historic Scotland	Consultation period for the Environmental Report	I can confirm that I am content with the minimum 12 week consultation period stated in the scoping report.	Noted
Historic Scotland	Settlement Strategy	It is important that an assessment of the likely implications of alternative settlement strategies takes place early on so that allocations that may have a significant adverse impact on the historic environment can be avoided	Noted
Historic Scotland	Relationship with other PPS and Environmental Objectives	This section could be set out more robustly, i.e. the Local Development Plan should avoid adverse impacts from development on both statutory and non-statutory protected sites for cultural heritage.	Revised in line with comment See Table 4.1
Historic Scotland	Environmental Problems Relevant to the LDP	We would suggest adding historic gardens and designed landscapes to the list of environmental problems. The assessment should also consider any linkages between SEA topics, i.e. flooding and climate change, as both can have effects on the historic environment, both in terms of direct impacts and impacts arising from measures derived to mitigate and adapt to climate change, such as renewable energy developments which may lead to significant effects on setting of heritage assets. It would be helpful if the LDP's Environmental Report identified key issues within Aberdeenshire, for example the potential for flooding and coastal erosion to impact on archaeological sites.	Revised in line with comment. See Table 4.3
Historic Scotland	Framework for Assessing	We understand that a new simplified framework will be used for assessing the relationship between various SEA topics and the LDPs' spatial strategy, policy and	Noted -Scoring has now been

	Environmental Affects	settlement preferred options and their alternatives. For clarity, we would recommend that all tables used in the corresponding sections of the document have matching scoring system. It would also be helpful if the environmental report refined this so that it is clear what is considered to be a significant effect (i.e. are both moderate and major effects considered to be significant?).	standardised.
Historic Scotland	SEA Topic: Cultural heritage	Under <i>issues/ constraints</i> category it is stated that 'New development has the potential to put pressure on, or be constrained by, built and cultural sites'. This appears to convey a negative role of such sites by suggesting that cultural heritage assets can be standing in a way of new development. It will be important to balance this message by recognising opportunities presented by new developments that may maintain or enhance cultural sites, which in turn can contribute to increased civic pride and people's well-being.	Revised in line with comment. See Appendix 3
Historic Scotland	Constraints Identification of Local Development Plan Bids.	Under ' undevelopable ' category the following heritage assets have been placed: archaeological sites 'Aberdeenshire scheduled monuments', battlefields and Aberdeenshire designed landscapes. I would suggest that all of the above types of sites are moved to ' conditional ' category, as development acceptability within or in proximity to these sites will very much depend on the nature of the asset and details of the proposal	Revised in line with comment.
Historic Scotland	SEA Table 1: SEA Site Assessment Guidance	I would recommend that the potential for significant positive effects of developments is also acknowledged here as well and the N/A score is removed.	Revised in line with comment. See Appendix 1.10
Scottish Natural Heritage	General Comments	Subject to the specific comments set out below and in the annex to this letter, we are content with the scope and level of detail proposed for the Environmental Report.	Noted
Scottish Natural Heritage	General Comments	We note that a period of 12 weeks is proposed for consultation on the Interim Environmental Report, alongside the Main Issues Report, and we are content with this proposed period.	Noted
Scottish Natural Heritage	General Comments	Whereas the SEA assessment forms differentiate between 'significant' and 'moderate' negative effects, the framework table only appears to be identifying 'negative' effects. Clarification is therefore needed that all negative effects will be brought across to inform the framework table	Noted. Scoring has now been standardised.
Scottish	Other	Under International – Nature Conservation we recommend the Ramsar Convention is	Revised in line

Natural Heritage	Relevant PPS	<p>added (Convention on Wetlands of International Importance, 1971) Under National – Nature Conservation and Biodiversity consideration should also be given to –</p> <ul style="list-style-type: none"> • 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) (now part of the Scottish Biodiversity Strategy) <p>Under Regional – Access, Open Space and Landscape we recommend the relevant Landscape Character Assessment Reports are listed - Banff and Buchan (1997) and South and Central Aberdeenshire (1998)</p> <p>Also if it becomes available in time the Landscape Capacity Study for Wind Energy should be listed.</p>	<p>with comment.</p> <p>See Table 4.1</p>
Scottish Natural Heritage	Key points arising from analysis of relevant PPS	<p>We welcome the identification of the avoidance of adverse impacts from development on both statutory and non-statutory protected sites for natural heritage interests, and would recommend to the list of bullet points under this are added –</p> <ul style="list-style-type: none"> • Geological Conservation Review (GCR) Sites • Ancient, Long-Established and Semi-Natural Woodland recorded on the Ancient Woodland Inventory • Ramsar Sites • National Nature Reserves • Annex I habitats listed in the EC Habitats Directive <p>Schedule 8 species (plants) should be included to ensure compliance with the statutory provisions for protected species and biodiversity plans.</p> <p>We welcome many of the other factors identified here to inform the LDP, but suggest another bullet point is added, along the lines of –</p> <ul style="list-style-type: none"> • Promote the safeguarding of open space and its provision as part of new developments 	<p>Revised in line with comment.</p> <p>See paragraph 4.13</p>
Scottish	Potential	Under the SEA topic of Water there is no mention of the issue of water abstraction and its	As mentioned

Natural Heritage	Environmental Changes without the LDP	potential longer term effects on water flows and riparian habitats in the River Dee SAC, taking also climate change into account. However having said this, the 2012 Local Development Plan already allocates housing land to 2023.	the LDP has already allocated land up to 2023 (phase 2)
Scottish Natural Heritage	Environmental Problems relevant to the LDP	<p>Under Biodiversity, flora and fauna another issue/trend is the cumulative loss of biodiversity in the wider countryside. We would like to see two further entries under ‘Possible role of LDP’ along the lines of –</p> <ul style="list-style-type: none"> • Greater emphasis given to identifying, protecting and enhancing green networks as part of the development of masterplans and development frameworks”. • Water efficiency and the incorporation of water saving technologies will be promoted for all new development <p>Green networks could also be considered under Population and Human Health in terms of active travel links.</p> <p>Under Landscape another issue/trend is the coalescence of settlements and the cumulative impacts of expanding developments.</p>	<p>Revised in line with comment.</p> <p>See Table 4.3</p>
Scottish Natural Heritage	Assessment of framework matrix	<p>The Key here implies a scoring system based on ‘Positive’ or ‘Negative’ (+, -) effects, whereas Form 3 in Appendix 7.3 (SEA Site Assessment Matrix) and the Policy Assessment Matrix (pp100-107) use a scoring system based on ‘Significant’ or ‘Moderate’ effects (++, +, -, --) . We presume therefore that as part of the simplification of reporting from the detailed forms to this form that there will be no distinction between significant or moderate effects. However this means that “likely significant effects on the environment” will be less clearly identified in the summation.</p> <p>Will mitigation measures be listed for all negative effects as opposed to “significant adverse effects on the environment”?</p>	Scoring has now been standardised.
Scottish Natural	Baseline Information -	In respect of the River Dee SAC the present condition of the qualifying features dependant on water quality and quantity can be noted –	Revised in line with comment.

Heritage	Water	<ul style="list-style-type: none"> • Atlantic salmon – Favourable Maintained • Freshwater Pearl Mussel – Unfavourable No change • Otter – Favourable Maintained 	See Appendix 3
Scottish Natural Heritage	Baseline Information - Soil	We would like to see geodiversity included here, e.g. Geological Conservation Review (GCR) Sites and Local Geodiversity Sites	Revised in line with comment. See Appendix 3
Scottish Natural Heritage	Baseline Information - Biodiversity, Flora and Fauna	<p>Under 'Trends' for designated sites (e.g. SSSIs, SACs, SPAs) information could be included on the current condition of the qualifying interests, i.e. the percentage in favourable condition.</p> <p>For SACs we advise that the Moray Firth SAC should be added. Consideration should be given to any baseline data with regard to protected species in the plan area</p>	Noted. This will be included at the proposed plan stage
Scottish Natural Heritage	Baseline Information – Human Health	Another SEA indicator here could be in respect of core paths and cycle routes (e.g. total distances).	Noted. This will be included at the proposed plan stage
Scottish Natural Heritage	Baseline Information - Landscape	<p>As well as landscape character, other indicators here we suggest should be locally designated landscape areas and the green belt.</p> <p>The effect of wind turbines on the landscape should be included here, e.g. with regard to the capacity of the landscape to accommodate further wind energy developments of various scales.</p>	<p>There are no local landscape designations in Aberdeenshire.</p> <p>Other comments will be explored at the proposed plan stage</p>
Scottish Natural Heritage	SEA Site Assessment Matrix – General	It will be important that the 'Comments' box (for each site assessment) provides sufficient explanation of the reasoning for an overall negative or positive score. The Comments box will also need to highlight any significant negative effects, so that these in particular can be read across to Table 5.4 for mitigation measures	Noted

Scottish Natural Heritage	SEA Site Assessment Matrix – Water	<p>We believe some overall assessment of total water abstraction needs to be included in the likely significant environmental effects of this. This could be picked up within the assessment of cumulative effects of the plan.</p> <p>We would not consider it a positive effect if there was waste water treatment capacity to accommodate a development proposal – this seems more logically to be a neutral effect. A positive effect would be where waste water would be treated to a higher standard before discharge.</p>	<p>Added to cumulative assessment. See Appendix 1.10</p> <p>Revised in line with comment. See Appendix 1.10</p>
Scottish Natural Heritage	Site Assessment Matrix – Climatic Factors	Another site factor that could be considered here is the degree to which the site can benefit from passive solar gain and/or shelter from prevailing winds, and/or has the potential to harness renewable sources of energy.	<p>Noted. This will be added at the proposed plan stage.</p> <p>It would be difficult to assess the renewable energy potential from a basic development bid</p>
Scottish Natural Heritage	Site Assessment Matrix – Soil	<p>We suggest geodiversity be added here. Perhaps an effect on a GCR Site would be significantly negative, while an effect on a Local Geodiversity Site would be negative.</p> <p>We suggest development on brownfield land should be scored as positive, as a counterpart to development on greenfield land.</p>	<p>Revised in line with comment</p> <p>See Appendix 1.10</p>
Scottish	Site	As well as “Impact on Nature Conservation Sites” this should list “Impact on Protected	Revised in line

Natural Heritage	Assessment Matrix – Biodiversity	<p>Species” and “Impact on other important habitats, including habitat networks”</p> <p>We suggest as a more sensitive test that a site proposal would have a significant negative effect if it would have an adverse effect on the integrity or objectives of the European, national or local nature conservation designation.</p> <p>We recommend that any proposal which would involve the loss of ancient, long-established or semi-natural woodland included in the Ancient Woodland Inventory should be considered significantly negative</p> <p>We would recommend that any proposal which would affect a habitat listed in Annex I of the Habitats Directive (e.g. species-rich grassland) should be assessed as significantly negative.</p> <p>We consider that proposals which would result in the fragmentation of habitat networks/corridors should be assessed as significantly negative</p> <p>We would not consider proposals that conserved, or protected, or maintained species/habitats to be positive. Instead we would view these as neutral. To be positive we suggest that proposals should enhance habitats or wildlife corridors.</p>	<p>with comment</p> <p>See Appendix 1.10</p>
Scottish Natural Heritage	Site Assessment Matrix – Landscape	<p>We welcome that a proposal which would have a negative impact on a landscape character area which is identified as ‘sensitive’ would be considered significantly negative. However this could be qualified by reference to the capacity of a landscape character area to accommodate a degree of development without altering its character</p> <p>We suggest Areas of Landscape Significance and the Green Belt are mentioned in this part of the assessment.</p> <p>In terms of possible positive landscape effects, you might consider this would occur when a development in a degraded area included substantial structural landscaping.</p>	<p>Revised in line with comment 1 and 3</p> <p>See Appendix 1.10</p> <p>Areas of Landscape Significance are no longer used</p>

			by Aberdeenshire Council
Scottish Natural Heritage	Site Assessment Matrix – Human Health	This is an aspect where positive effects should be sought, and so we recommend under Positive Effects should be added that development of the site will lead to the creation of open spaces and green network links.	Revised in line with comment. See Appendix 1.10
Scottish Natural Heritage	SEA Policy Assessment Matrix – Water	<p>It is desirable that policies and strategies are assessed for their effect on water abstraction. A significant negative effect would clearly be if the demand for water exceeded what was able to be supplied by consented capacity within the public water system, or where a private water supply added to abstraction levels. A negative effect might be where water efficiency measures would not be promoted or included. A positive effect might be where water efficiency and water saving measures will be encouraged and facilitated.</p> <p>We would like to see policies assessed in terms of protecting water quality, e.g. in terms of waste water discharge, surface water run-off and pollution/contamination during construction works Positive effects of policies/strategies regarding water could be expanded to include those that encourage restoration of riparian habitats and improve the status of watercourses.</p>	Revised in line with comment. See Appendix 1.9
Scottish Natural Heritage	SEA Policy Assessment Matrix – Climatic Factors	<p>The table is confusing here by placing habitat loss alongside CO2 emissions. It appears a line is missing for 'Impact on biodiversity', which can then consider habitat networks as part of the adaptation framework for climate change. In this regard we feel the 'test' for significantly negative effects re biodiversity is too insensitive ("Policy allows the direct or indirect loss or complete alteration of protected habitats and species"). We recommend it is made more sensitive along the lines of "Policy allows habitat networks to be fragmented or degraded to the detriment of the ability for species movement"</p> <p>In terms of transport, no tests for negative effects seem to be listed here.</p> <p>We suggest a policy would be significantly negative if it promoted car usage and not public transport and active travel, and would be negative if it did not make provision for</p>	Impact on biodiversity is assessed under that topic. Noted. See revised

		public transport and active travel links. Positive policies and strategies on the other hand would be those that promoted and facilitated modal shift and/or reduced the need to travel.	Appendix 1.9
Scottish Natural Heritage	SEA Policy Assessment Matrix – Soil	<p>We would like to see the effects of policies/strategies on geodiversity added here. Negative effects would include impacts on GCR sites while positive effects on the other hand would include the increased scope for geodiversity sites to be promoted for educational purposes.</p> <p>Promotion of brownfield sites for development should we suggest be scored as a positive effect.</p>	<p>Revised in line with comment.</p> <p>See Appendix 1.9</p>
Scottish Natural Heritage	SEA Policy Assessment Matrix – Biodiversity	<p>As well as “Impact on Nature Conservation Sites” this should list “Impact on Protected Species” and “Impact on other important habitats, including habitat networks”.</p> <p>As for the SEA Site Assessment Matrix, we feel the ‘test’ for a significantly negative effect is too insensitive. We suggest a more sensitive test would be along the lines of - “Policy would undermine the conservation objectives or integrity of nature conservation designations”.</p> <p>For protected species a ‘test’ could be included along the lines of – “Policy would affect habitats where protected species are likely to be present”.</p> <p>We recommend reference is added to the need for policies and strategies to safeguard ancient, long-established and semi-natural woodland, with any adverse effect on these being assessed as significantly negative.</p> <p>Policies that allowed development in Annex I habitats (of the Habitats Directive) should be assessed as significantly negative. Policies resulting in the permanent fragmentation of a wildlife corridor should also be assessed as significantly negative. You may wish to qualify reference to the Biodiversity Habitat Action Plans in regard to those for Farmland and Urban habitats.</p> <p>We recommend that to be considered a positive effect a policy/strategy should do more than ‘allow’ something beneficial to take place. Instead it should promote or require the</p>	<p>Partly revised in line with comment.</p> <p>See Appendix 1.9</p>

		beneficial activity to take place. So for example the positive effect here would be that a policy promotes the creation of wildlife corridors, or that a policy will result in the conversion of a species-poor to a species-rich area.	
Scottish Natural Heritage	SEA Policy Assessment Matrix – landscape	<p>We suggest specific mention is included within the ‘tests’ of Areas of Landscape Significance and the Green Belt.</p> <p>For landscape character a test could be along the lines of – “Policy would result in the diminution of the distinctiveness and diversity of the landscape character of Aberdeenshire”.</p> <p>Policies and strategies in respect of wind energy impacts on the landscape will be able in due course to be assessed in the light of the conclusions of the Landscape Capacity Study.</p>	<p>Greenbelt has been included in Appendix 1.9</p> <p>‘Areas of landscape significance’ is no longer used by the Council.</p> <p>Sites are not allocated for wind turbines.</p>
Scottish Environment Protection Agency	SEA Policy Assessment Matrix– Human Health	We consider that any policy/strategy which would result in the permanent loss of a core path or right of way or footpath should be assessed as significantly negative (as for recreational open space).	<p>Revised in line with comment.</p> <p>See Appendix 1.9</p>
Scottish Environment Protection Agency	General Comments	Generally, the scoping report provides clear and detailed information on the proposed scope and level of detail of the assessment and covers most of the aspects that we would wish to see addressed at this stage. Subject to the comments below, we are generally content with the scope and level of detail proposed for the ER.	Noted
Scottish Environment Protection Agency	Relationship with other Plans, Policies and Strategies	The policy context for the Local Development Plan was established through a review of relevant plans, programmes and strategies set out in detail in Table 4.1 We consider that the review is thorough and includes the relevant plans, programmes and strategies for the SEA topics within our remit.	Noted

Scottish Environment Protection Agency	Baseline information	Section 4.5 provides good specific baseline data for those aspects of the environment where we have an interest.	Noted
Scottish Environment Protection Agency	Baseline information	In relation to the water environment, the focus in Table 4.4 of the scoping report is on water quality, however we highlight that water quantity, physical impacts (such as impoundments or other engineering works), impacts on groundwater and flooding issues are also important relevant aspects of the environment and we suggest these should also be captured in the baseline information, we note that some of these are included in Appendix 7.2 but suggest this could be included in Table 4.4 as well.	Revised in line with comment.
Scottish Environment Protection Agency	Baseline information	It is obvious from the information provided that you are already aware that much of the information we hold is readily available from our website. However, if you find difficulty locating anything please contact our Access to Information team (Telephone: 01786 457700).	Noted
Scottish Environment Protection Agency	Baseline information	We support the clear way in which data is presented making use of maps and diagrams. We also welcome the consideration of data gaps, difficulties and limitations of the SEA baseline.	Noted
Scottish Environment Protection Agency	Environmental Problems	On the whole the Scoping Report highlights most of the main issues of relevance for the SEA topics within our remit.	Noted
Scottish Environment Protection Agency	Alternatives	Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the ER.	This approach was adopted.
Scottish Environment Protection Agency	Scoping in/out of SEA Objectives	We agree that in this instance all environmental receptors should be scoped into the assessment.	Noted

Scottish Environment Protection Agency	Methodology for assessing environmental effects	We would recommend that enough information and justification is provided in the ER to allow the Consultation Authorities to understand how the results of the assessment were reached	Noted
Scottish Environment Protection Agency		<p>We understand that the assessment will be carried out directly against the environmental receptors; while we consider this to be acceptable, you may wish to consider whether the setting of SEA objectives will provide a useful means of assessing environmental effects or identifying indicators. For example under the Water Topic, an SEA objective could be “to protect and enhance waterbody status at good status”, the assessment would then consider whether the various elements of the Plan would assist in the meeting of this objective or whether the various elements would hinder the realisation of this objective.</p> <p>When it comes to providing the assessment of effects please provide enough information to clearly justify the reasons for each of the assessments presented. It would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered</p>	Noted
Scottish Environment Protection Agency	Methodology for assessing environmental effects	Using the comments box in the assessment matrix to explain the reasoning behind your assessment will greatly assist the consultation authorities in understanding the rationale behind your assessment. Where negative effects are identified, revising the draft Plan to remove the effect is the best form of mitigation. Please note that the assessment should include potential cumulative and synergistic effects and the potential short, medium, long-term, temporary or permanent nature of the effects.	Noted
Scottish Environment Protection Agency	Assessment of Policies	<p>The methodology outlined in the Scoping report (Appendix 7.3) only gives examples of the policy and site assessment frameworks and does not explain how the method would be applied to the vision, strategic objectives, alternatives and supplementary guidance; it may be helpful to clarify that in the next ER.</p> <p>Furthermore we note under the water criteria the question: <i>Impact on water quality through pollution/and or abstraction</i>, we suggest that this question could be further expanded to capture the potential for impacts water quantity from abstraction and also the potential for impacts on other aspects of the water environment (ecological status, morphology etc) from other types of engineering in the water environment of</p>	<p>Noted</p> <p>Revised in line with comment. See Appendix 1.9</p>

		developments in proximity to water receptors (including groundwater). In relation to the identification of effects, you may wish to consider including a threshold which relates to foul and surface water provision (page 101 of Scoping Report).	
Scottish Environment Protection Agency	Assessment of land allocations – General	When it comes to assessing the effects of allocations or sites we advocate a rigorous methodology which clearly assesses potential affects on all environmental receptors. Our experience in relation to assessment of allocations is that it can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental receptors. This allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual allocation.	Noted
Scottish Environment Protection Agency	Assessment of land allocations – General	We note that Appendix 7.3 sets out the framework for site assessment in some detail using criteria and setting a number of thresholds for effects. While this is welcomed as it helps explain the rationale for how effects have been determined, it would be helpful to provide further explanation of some of the specific thresholds which have been set to assist the consultation authorities, for example clarification as to the rationale for choosing 15 houses under the water criteria or clarification as to why specific thresholds have been chosen under carbon rich soils.	Noted. The water criteria has been revised. See Appendix 1.10
Scottish Environment Protection Agency	Assessment of land allocations - Water	<p>We note under the water criteria the question: <i>Impact on water quality through pollution/and or abstraction</i>, we suggest that this question could be further expanded to capture the potential for impacts water <u>quantity</u> from abstraction or engineering works which could affect groundwater resources, and also the potential for impacts on other aspects of the water environment (ecological status, morphology etc) from other types of engineering in the water environment of developments in proximity to water receptors (including groundwater) or impacts on the water environment from surface water drainage systems. We suggest you may wish to consider either reframing the question or adding further questions which capture these aspects.</p> <p>It is noted that you have identified what would contribute to a positive environmental effect under this criteria (a buffer strip and enhancement measures) but at present it is not clearly linked to an assessment question. Furthermore, no such comparable indicator has been identified for significant negative effects, therefore it is not clear how you would assess whether a proposal would have a significant negative effect on a waterbody e.g.</p>	Revised. See Appendix 1.10

		what if no buffer strip or enhancement is proposed, how will that be assessed? It would be helpful if that were more clearly explained in the next ER	
Scottish Environment Protection Agency	Assessment of land allocations - Climatic Factors	<p>It would be helpful to clarify the sources of flooding being considered here (fluvial, coastal, pluvial etc). While the indicate River and Coastal Flood Map (SEPA floodmap) only provides information on fluvial and coastal flood risk, you could usefully consider the effects of pluvial flooding (which was highlighted as a significant issue in Aberdeenshire at our recent SFRA workshop) and if so how this may be assessed and against which criteria.</p> <p>We suggest you also consider whether there would be any circumstances where a proposal could have a positive effect on flooding, for example proposal which contributes to sustainable flood management.</p>	<p>Partly revised in line with comment.</p> <p>See Appendix 1.10</p> <p>There is very limited information on surface water flooding with which to assess sites. This has therefore not been included.</p>
Scottish Environment Protection Agency	Assessment of land allocations -	Under the carbon rich soil criteria thresholds have been set for housing and employment land, however we also highlight that other types of development have the potential to impact on carbon rich soils and peats for example wind farms and other renewables and associated infrastructure, it is not clear whether the assessment provides a means for such impacts to be identified either on a sites or policy basis.	The LDP does not allocate sites for wind turbines and other renewables.
Scottish Environment Protection Agency	Assessment of land allocations - Air Quality	<p>Under the air quality criteria a proposal for an industrial use i.e. energy generation from biomass or waste would be assessed as having negative or significant negative impacts. Given the high standard that many industrial process are required to operate to, we suggest that this is further explained.</p> <p>Furthermore, consideration could be given in the assessment to the potential effects of the export of heat and power from certain types of processes for the use in nearby developments, would this have an effect on the assessment? There will be an</p>	<p>The criteria relating to air pollution from industrial sources has been removed.</p> <p>Heat and power</p>

		opportunity for potential negative effects to be controlled or mitigated which could be incorporated into the Plan as it develops e.g. mitigation required through policies, where mitigation such as this develops through the plan process it would be helpful to include an explanation of this in the ER as you move forward.	sources cannot be assessed at the development bid stage.
Scottish Environment Protection Agency	Assessment of land allocations - General	We would expect all assessment tables to have a comments column and that you explain your assessment through use of this column, this greatly assists the consultation authorities in understanding the reasoning behind your assessment. It would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered.	Noted
Scottish Environment Protection Agency	Mitigation	Where negative effects are identified, revising the draft Plan to remove the effect 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.
Scottish Environment Protection Agency	Mitigation	Where the mitigation proposed does not relate to modifications to the Plan itself then it should be clear how the mitigation will be achieved and by whom. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate). It would be extremely helpful to set out all mitigation measures in a way that clearly identified: (1) the measures required, (2) when they would be required and (3) who will be required to implement them as has been shown in Table 5.4 of the Scoping Report.	Noted. See Table 5.2
Scottish Environment Protection Agency	Monitoring	Although not specifically required at this stage, we would welcome the early consideration of monitoring requirements to be included in the ER. We note the some consideration of the need for indicators in Appendix 7.3. The chosen indicators may need to be targeted to monitor the potential environmental effects likely to result from the proposals in the plan identified through the assessment process, and as far as possible should establish a clear link between implementation of the plan and the identified effects to the environment. Wherever possible and appropriate, existing monitoring frameworks and indicators can be used effectively to meet the SEA monitoring requirements. We would be happy to assist you in the development of indicators should that be helpful.	Noted. See Tale 5.5

Scottish Environment Protection Agency	General Comments	We would also find helpful if the ER included a summary record of the scoping outcomes, and how comments from the consultation authorities were taken into account. You may wish to consider including in the ER a summary of how the comments provided by the Consultation Authorities have been taken into account in the preparation of the ER.	Noted.
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Appendices

Appendix 1.1: Main Issues assessment

Main issue	Air	Water	Climate	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 or main issue 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 or main issue 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 or main issue 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 or main issue 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 or main issue 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>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 or main issue 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, main issues that support the redevelopment of degraded brownfield are likely to have a positive impact on landscape. The effects of policy/main issues are therefore likely to be mixed.</p> <p>Material asset: A main issue 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>
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												<p>Population and human health: A policy direction or main issue 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. Main issues 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 or main issues 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 or main issues are likely to be mixed, with 'significant positive' and negative impacts.</p> <p>Cultural Heritage: Where a main issue 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 or main issue 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>
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Climate Change (Preferred Option)	0	+	+	+/-	-/+	-	+	0	+	0	<p>Main Issue 1- A new policy group for climate change issues:</p> <p>This policy focuses on providing a clear and coherent policy statement on the need for climate change mitigation and adaptation and how the LDP will achieve this. The policy brings together and includes appropriate and existing supplementary guidance on wind energy developments, other renewable energy developments, flood management/prevention and soil erosion and carbon neutrality in new development. The policy would also include new supplementary guidance on water efficiency in new development.</p> <p>This policy is unlikely to have any negative effect on transport related air quality issues or CO₂ emission reduction. The policy would have a positive impact on water through the requirement for water efficiency measures, and on climatic factors through the requirement for all buildings to be carbon neutral by 2020 and the promotion of renewable and low carbon energy sources. The SG on flooding and erosion will also avoid, as far as possible, development in flood risk areas and supporting sustainable flood management. This policy would also have a positive impact on soil by addressing soil erosion which results from fluvial and coastal flooding. While wind energy policies could have a negative impact on carbon rich peat soils, there is limited distribution in Aberdeenshire and policy should ensure that any negative impacts are minimized by avoiding development in these areas. Depending on how the mix of wind energy and other renewable energy policies are implemented, the policy is likely to have some negative effects on the conservation, maintenance, protection, improvement or enhancement to biodiversity in relation to international, national or local designations, populations of protected species and existing green networks/wildlife corridors, European Protected Species and habitats. However, there will also be positive impacts on biodiversity from the reduction of greenhouse gases and the knock effects for habitats, species and wildlife corridors etc. While policies are in place to limit the landscape impact of wind energy developments, it is likely that there will be some short/medium negative impacts on landscape features, their setting, character and land use. This policy/issue is likely to have a significant positive impact on material assets through the creation of new small, medium and large scale energy assets. The policy is likely to have a significant positive effect on human health as it requires development to be built to a higher standard than the Scottish Building Standards, i.e. more energy efficient. This policy is unlikely to have direct effects on scheduled monuments; listed buildings; gardens and designed landscapes, archaeological sites and battlefields because of existing protective policies relating to the historic environment.</p> <p>This policy/issue is likely to lead to the creation of new small, medium and large scale energy assets. However, this policy is likely to affect landscape features, their setting, character, land use and land cover in the S/M/L. It is also not intended to alter the relationship between land forms and land use, field pattern and boundaries significantly. It is likely to have positive effects on population and human health through the minimisation of risks from climate change. For the reasons advanced this issue/policy is likely to have positive or mixed effects on air, the water environment, soil, climatic factors, biodiversity, landscape and historic environment, material asset, population, and human health in the S/M/L which are likely to be L, P and Sg unlike the significant negative effects described in the generic assessment.</p>
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Climate Change (Alternative 1)	0	+	+	0/+	-/+	0/-	+	0	+	0	<p>The alternative is to accept that there is no need to strengthen the existing aim on Climate Change by creating a new policy group. This would mean that the focus and emphasis on climate change mitigation and adaptation is reduced.</p> <p>The assessment is similar to the preferred option except that the positive effects are less significant than the preferred option. The combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>
Climate Change (Alternative 2)	+	+	+	+/-	+	+/-	+	0	+	0	<p>A further alternative would be to expand the terms of this policy to include a much wider range of issues associated with climate change, including restoring the water environment, sustainable design, sustainable travel and carbon storage.</p> <p>The assessments are similar to the preferred option, but likely to be more significant. In addition, allowing sustainability principles to permeate all areas of policy development is likely to lead to more positive rather than neutral assessments for some receptors as assessed, i.e. air quality.</p>
Green Networks (Preferred Option)	0	+	+	0	+	0	+	+	+	0	<p>Main Issue 2 - Green networks: An additional aim should be introduced into the plan to highlight the importance of green networks. The texts of some supplementary guidance would also be slightly modified to enable them accommodate the promotion, creation and enhancement of green networks, i.e. SG LSD1: Masterplanning, SG LSD5: Public Open Space, SG LSD6: Public Access, SG Developer Contributions3: Water and waste water drainage infrastructure, SG Natural Environment2: Protection of the wider Biodiversity and Geodiversity and SG Safeguarding1: Protection and conservation of the water environment.</p> <p>This policy option is unlikely to affect travel pattern or finite resource use or lead to development in flood risk areas. Neither will it lead to soil loss, sealing, erosion, desegregation; compaction and pollution in the S/M/L. Could have a positive impact on climatic factors by promoting active travel, i.e. walking, and on landscape through re-development of degraded brownfield land. On the whole the proposed policy will enhance people's enjoyment of the open space, countryside and the green space and is therefore likely to have positive effects on population and human health.</p> <p>This policy/issue is likely to have a significant impact on material assets through the creation of natural environmental assets such as woodlands The proposed policy is likely to have significant positive impacts on water by encouraging the restoration of riparian habitats and on biodiversity through the creation of new wildlife corridors and linking existing corridors, including woodland and hedges. It is unlikely to have negative effect on habitat fragmentation, habitat loss or disturbance to species if access is well managed. The proposed policy is unlikely to affect landscape features, their setting, character, land use and land cover in the S/M/L. This policy is unlikely to have direct effects on scheduled monuments; listed buildings; gardens and designed landscapes, archaeological sites and battlefields because of the way in which it will be supported by other policies. Unlike the significant negative effects described in the generic assessment, this policy is likely to have a number of positive and significant positive impacts. Most of the effects are likely to be long term and significant in the S/M/L term.</p>

Green Networks (Alternative)	0	+	+	0	+	0	+	+	+	0	<p>To modify only the texts of some supplementary guidance slightly to enable them accommodate the creation and enhancement of green networks.</p> <p>The assessment is similar to the preferred option except that the positive effects are likely to be less significant than the assessment for the preferred option, given that less emphasis will be placed on the creation of green networks. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>
Preferred Option	-/+	0	+	0	0	0	0	0	0	0	<p>Main Issue 3 - Supporting town centres: This policy makes a worthwhile contribution to the vibrancy of town centres by requiring office developments to locate in town centres unless they can demonstrate that there are no town centre sites available. This requires modification of Supplementary Guidance Bus 2 Office development, including introduction of a sequential approach for class 4 office uses to support town centres.</p> <p>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 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.</p>
Alternative	-/+	0	+	0	0	0	0	0	0	0	<p>Town Centre Alternative: Retain the policy unchanged due to the limited success that such a policy change would have in supporting town centres, and the possible impacts on business viability. Developing town centres on the basis of the existing policy is unlikely to have any different effect on the receptors. Assessment is therefore same as above.</p>

Preferred Option	0	0/-	0	0	0	0	+	+	+	0	<p>Main Issue 4- Rural development:</p> <p>To merge SG: Special types of rural land into SG: Development in the countryside to provide clarity for all rural related policies. With the removal of the renewable energy policies, this would essentially result in the following SGs:</p> <ul style="list-style-type: none"> • SG Rural Development 1 Development in the Green Belt (formerly SG STRL2, no major changes), • SG Rural Development 2 Development in the Coastal Zone (Formerly STRL1, no major changes), • New SG Rural development 3 Housing and Business development elsewhere in the Aberdeen Housing Market area, • New SG Rural development 4 Housing and Business development elsewhere in the Rural Housing Market Area and • SG Rural Development 5: Minerals (Previously SG Rural Development 4, no major changes). • New SG Rural Development 1, 2, and 5. <p>While this main issue intends to continue to support development in the countryside, it will be balanced with the need to promote a sustainable settlement pattern and to protect our rural environment from the impact of longer distance travel to use services.</p> <p>This policy/issue is not likely to lead to any significant development. It is not likely to have any effect on air quality; it is likely to have minimal impact on the water environment in the absence of public sewerage infrastructure. Any development activity related to this policy is unlikely to lead to significant soil loss, sealing, erosion, desegregation, compaction and pollution. It is not envisaged that it will adversely biodiversity in relation to international, national or local designations, populations of protected species, existing green networks, European Protected Species, habitats, woodland and hedges; habitat connectivity or low quality natural environment. By its very nature and scale of development envisaged under this policy, it is not likely to cause habitat fragmentation, habitat loss or disturbance to species in any significant way. The policy is positive in decreasing distances travelled to access services by aiming to focus development around existing villages and settlements. This policy is not intended to have any effect on the historic environment. (continued) Moreover, this policy will encourage the creation of rural assets, it is unlikely to affect landscape features, their setting, character, land use and land cover. It is not likely to alter the relationship between land forms and land use, field pattern and boundaries significantly. It will be positive for population and human health. For the reasons advanced this issue/policy is unlikely to have significant environmental effects on most of the receptors, except for short-term effect on biodiversity and water, compared with the generic assessment.</p>
Preferred Option (Part 1)	0	0	0	0	0	0	0	0	0	0	<p>SG Rural Development 1 Development in the Green Belt</p> <p>SG Special Types of Rural Land 2:</p> <p>Green Belt is moved to the Rural Development policy as SG Rural Development 1 which would apply in all rural areas. There are no significant changes proposed to the Green Belt policy, and due to the general level and scale of developments delivered through the policy, there are no anticipated negative impacts. For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>

Preferred Option (Part 2)	0	0	0	0	0	0	+	+	+	0	<p>SG Rural Development 2 Development in the Coastal Zone</p> <p>SG Special Types of Rural Land 1:</p> <p>Coastal zone is moved to the Rural Development policy as SG Rural Development 2. The policy will only apply within the identified coastal zone areas and other rural development policies will not apply. The coastal policy is more restrictive in order to protect and enhance the sensitive and valuable characteristics of the coastal zone and will not create any significant impacts. The combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>
Preferred Option (Part 3)	0	0/-	0	0	0	0	+	+	+	0	<p>New SG Rural development 3 Housing and Business development elsewhere in the Aberdeen Housing Market area</p> <p>This policy is created as a result of the division of SG Rural Development 1: Housing and business development in the countryside.</p> <p>The 2 new supplementary guidance (SG:RD3 and SG:RD4) support small scale building, permissible under green belt supplementary guidance; or for refurbishment or replacement of an existing dwelling or disused building. Where development relates to a building with vernacular architectural merit then physical replacement will only be supported in exceptional circumstances. In such cases retention, redevelopment and re-modelling should be undertaken, include retaining a traditional building for active non-residential uses; or is a development contributing to organic growth of settlement of up to 3 houses on a site within 400m of the edge of the built-up area; or is a single dwelling house associated with the retirement succession of a viable farm holding. And it will promote the retention of brownfield sites being preferred. Due to the scale of proposals promoted under these criteria, there are no significant impacts anticipated. For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>
Preferred Option (Part 4)	0	0/-	0	0	0	0	+	+	+	0	<p>New SG Rural development 4 Housing and Business development elsewhere in the Rural Housing Market Area</p> <p>This policy is created as a result of the division of SG Rural Development 1: Housing and business development in the countryside.</p> <p>The preferred option would support development as stipulated above (Preferred Option Part 3), as well as small scale employment proposals. In addition, the current criterion permitting additions to cohesive groups within the RHMA would be removed on the basis that it does not support a long term sustainable pattern of development and there are significant existing opportunities through other parts of the policy. Overall, due to the scale of proposals promoted under these criteria, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>

Alternative Option 1	0	0	0	0	0	0	+	+	0	0	New SG Rural Development 4 An alternative option to the removal of the cohesive groups element of the policy would be to review the policy and consider an increase in the size of the “cohesive group” to which the policy applies. This could include an absolute cap on the number of houses that should be permitted to be built to only 3 within the plan period. Specific exclusion of “settlements” as cohesive groups should also be implemented. This would encourage the location of new development to meet sustainability objectives but avoid over development and suburbanisation of the countryside. This alternative maintains the core element of the preferred option. Again due to the scale and nature of the policy, the combined effect of this policy is very minimal on the receptors compared with the generic assessment. However, ultimately in the longer term there could be greater impacts in terms of climatic factors, landscape and air.
Alternative 2	0	0	0	0	0/+	0	+	0	0/+	0	An additional policy criterion could be included to both SG Rural Development 3 and 4 to permit new housing development associated with significant mitigating woodland planting in line with the draft Scottish Planning Policy (2013). This would only be desirable if required by the adopted national policy. Whilst information in relation to this criterion is currently limited, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.
Preferred Option	0/-	0	+/+	0/-	0	-	+	0	0	0	Main Issue 5 - Wind energy: Adopts a spatial framework for wind turbines that extends to turbines of all sizes, and provides a revised methodology for the identification of (i) areas where wind farms would not be acceptable; (ii) areas where significant protection is required, (iii) areas where planning constraints are less significant, where opportunities for wind farm development can be realised through good design or mitigation; (iv) and areas where wind farm proposals are likely to be supported subject to detailed consideration against identified policy criteria. It modifies the policy SG Rural Development 2 Wind farms and medium to large wind turbines. Essentially, the modification will not permit turbines greater than 15m hub height in an area of “significant protection” shown in Spatial Framework for Wind unless such significant effects can be substantially overcome by siting, design or mitigation. All turbine proposals must also not compromise public health or safety; and will not adversely affect tourism or recreation interests; and considers cumulative effect of similar neighbouring projects and ensures that the proposal accords with the layout, siting and design of wind turbines. And the application would be subject to appropriate conditions. Essentially, the policy/issue seeks to minimise effects of wind energy development on landscape. Through the criteria of determining areas for significant protection, other effects such as disturbance to protected species will be limited. For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.
Part of Preferred Option	0/-	0	+/+	0/-	0	-	+	0	0	0	Modified SG Rural Development 2 Wind farms and medium to large wind turbines: The assessment is the same as the preferred option
Alternative 1	0/-	0	+/+	0/-	0	-	+	0	0	0	Similar to the preferred option but extends significant protection to settlements not identified in the Aberdeenshire LDP 2012. It also allows for different interpretations of cumulative impact and landscape capacity which are not supported by a robust and professional landscape capacity study. However, this alternative still seeks to minimise effects of wind energy development on the landscape. For this reason, the combined effect of this policy is minimal on the receptors compared with the generic assessment.

Alternative 2	0/-	0	+/-	0/-	0	-	+	0	0	0	This option does not allow any turbines over 15m to be developed in areas of significant protection. All other criteria are retained.
Preferred Option	0/-	0	++	0/-	0	0	++	0	0	0	<p>Main Issue 6 - Other renewable energy developments:</p> <p>This makes limited changes to the policy on “other renewable energy developments”, including the addition of a criteria guarding against the cumulative impact of large photovoltaic arrays - landscape, visual impact, ecology; archaeology. For biomass, it will address issues such as chimney height, provision for storage, vehicular access, vehicular movements, air quality, noise, odour, boundary treatments; and lighting; It will also ensure that the policy is consistent with current national policy to employ biomass as a fuel source in heat only, or combined heat and power, energy installations, off-gas grid, and where a sustainable local source of biomass has been identified. It provides the opportunities to exploit waste heat sources in the settlement statements, and the requirements to deliver energy generation as integral parts other policies and SG Layout, Siting and Design 2.</p> <p>Thus while this policy seeks to contribute positively to climate change it seeks to remove potential negative effects of renewable energy effects on landscape, air, ecology, archaeology and human health. Unlike the potential significant negative effects noted in the generic assessment, this policy/issue is likely to have long-term positive or neutral effects on the receptors as assessed. The significant positive effects are for climatic factors and material assets (energy assets).</p>
Alternative	0/-	0	+	0/-	0	0	+	0	0	0	It would be possible to develop specific and stand-alone policy on large photovoltaic arrays, wood biomass facilities and energy from waste facilities to explore in depth the issues that these forms of development create. This alternative policy approach aimed to “explore in depth the issues that these forms of development create” could lead to uncertainty regarding how it might affect the environment. For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.
Preferred Option	0	0	0	0	0	0	++	++	++	0	<p>Main issue 7- Housing for people on modest incomes</p> <p>It seeks to deliver housing for people on modest incomes through a modification to Supplementary Guidance LSD2 “Layout, siting and design of new development” requiring the inclusion of a greater mix of <i>house sizes</i> and <i>house types</i>, as well as a <i>mixture of tenures</i>. If this policy is delivered, it will lead to the delivery of a greater level of affordable housing accommodation within the context of mixed residential developments. The policy achieves significant positive impacts for Material Assets, Population and Human Health due to the provision of housing mix. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>

Alternative	○	○	○	○	○	○	⊕	⊕	⊕	○	<p>An approach more closely tied to the national affordable housing benchmark of 25%. This is a sequential approach to housing for people on modest incomes in the following order: (i) Delivery of social rented affordable housing provided at an affordable rent and usually managed locally by a Registered Social Landlord; (ii) Delivery of housing for sale, sold at an affordable level as defined by the current Housing Needs and Demand Assessment and with public subsidy; (iii) Delivery of housing through a shared ownership or shared equity model co-funded either by the developer or public bodies; (iv) Provision of entry level housing for sale without public subsidy; or (v) Private rented accommodation available at rents guaranteed below market rent levels.</p> <p>Irrespective of how the modest income housing policy is delivered, effects on the environment are likely similar to the preferred option. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>
Preferred Option	○	+	++	+	○	○	+	+	+	○	<p>Main Issue 8 - Flooding and Erosion.</p> <p>This policy aims to decrease risk of future flooding by applying a higher standard. New developments at risk from flooding will require either a hydrological, drainage impact, flood risk or geomorphology impact assessment and it will require applicants to demonstrate that the risk is neither medium nor high risk. Development will also be refused unless the proposed development is for flood or erosion prevention measures; consistent with the flood storage function, unaffected by flooding; is for essential infrastructure inappropriate elsewhere; is within a built-up area where flood prevention or erosion measures exist and would be designed to incorporate flood resilient</p> <p>Unlike the significant adverse effects assessed for the generic case, this policy aims to protect the effects of climatic factors. It is likely to have long-term indirect positive effects on the water environment, soil and landscape. It limits risks to population and human health and offers substantial protection to material assets. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment. The assessment therefore reflects our view.</p>
Alternative	○	+	++ +	+	○	○	+	+	+	○	<p>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. Impacts are likely to be slightly less positive than the preferred option. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>

Preferred Option											<p>Main Issue 9 - Carbon neutrality in new developments</p> <p>This policy option introduces the requirement for all new buildings to achieve a “Gold” sustainability label in 2016 and a “Platinum” label in 2020 (carbon neutrality). All new buildings are also required to avoid 20% of the Building Standards mandatory CO2 reduction targets through the installation and operation of low and zero-carbon generating technologies, rising to 25% in 2020, and 30% in 2026.</p> <p>This policy option could have an indirect positive impact on biodiversity as the reduction of greenhouse gases will reduce the negative knock on effects of climate change on habitats, species and wildlife corridors etc. It is also likely to have a significant positive impact on climatic factors by reducing CO₂ emissions and promoting the use of renewable energy technologies, on material assets through the creation of renewable energy assets, and on human health as it would require houses to be built to an energy efficiency standard higher than the current Building Standards. Neutral impact on all other receptors. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment.</p>
Alternative 1											<p>In relation to when carbon neutrality will be achieved, the platinum sustainability label could be required earlier than 2020, or even from the point of adoption of the plan in 2016.</p> <p>This option is likely to have the same effects as the preferred option, albeit the effects would be realised sooner.</p>
Alternative 2											<p>Specify that a ‘low’ percentage, 10% rising to 15% in 2020, of the Building Standards mandatory CO2 reduction targets is met through the installation of LZCGT’s.</p> <p>This policy option is likely to have similar effects as the assessment of the preferred option, albeit with a slightly less significant impact on climatic factors and material assets.</p>
Alternative 3											<p>Specify a ‘high’ percentage of 30% in 2016 rising to 35% in 2020. However, there is evidence to suggest that the development industry would face significant challenges in meeting these targets.</p> <p>This policy option is likely to have similar effects as the assessment of the preferred option, albeit with a more significant impact on climatic factors and material assets.</p>
Preferred Option											<p>Main issue 10 -Sites of local nature conservation interest</p> <p>The 1977 SINS designations (which are best local biodiversity and geodiversity sites in Aberdeenshire) have been revised using robust scientific methods. These sites have been developed into ‘Local Nature Conservation Sites’ and to give them similar protection to existing international and nationally important designated sites. Site boundary information will be provided on proposals map for the forthcoming Local Development Plan. A schedule of sites will be included with detailed maps as part of policy SG Natural Environment 1: Protection of nature conservation sites.</p> <p>The designations are not anticipated to have any negative or significantly negative impacts. Positive impacts on soil, as the option would protect sites of importance to geodiversity, and on human health. Significant positive impact on biodiversity as option could contribute to the provision of green networks. For this reason, the combined effect of this policy is minimal on the receptors but not as significant when compared with the generic assessment.</p>

Alternative	○	○	○	+	+	+	○	○	+	+	Allow the sites to remain “private” and unpublished in a formal manner. The basic importance of these sites would remain protected through the application of policy SG Natural Environment 2: Protection of the wider biodiversity and geodiversity but developers may not know of a sites natural heritage value until either formal consultations or ecological survey is undertaken. This option would not be as positive as the preferred option. For this reason, the combined effect of this policy is slightly positive on the receptors but not as significant when compared with the generic assessment. Whilst there are no negative or significantly negative impacts, the designation would be more beneficial if it is not utilised and promoted more actively through policy.
Preferred Option	○	○	○	○	○	+	○	○	○	○	<p>Main Issue 11 - Valued views and locally valued landscapes</p> <p>The policy on locally valued views is being removed and ultimately replaced by a set of Local Landscape designations. The preference would be to remove this policy and replace it with a more comprehensive and robust local landscape value designation, developed in line with Scottish Natural Heritage’s ‘Guidance on Local Landscape Designations’ (2006). This is aimed to better promote landscape conservation and enhancement in the Local Development Plan.</p> <p>For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment. However the policy is likely to have positive effect on landscape features, their setting and character in the long term.</p>
Alternative	○	○	○	○	○	+	○	○	○	○	<p>A reasonable alternative to this approach would be to revise the existing identified valued views to remove those that are unspecific, indefensible, or relate to protections of wider landscape character rather than a specific view. Views would be required to be from a specific viewpoint to a particular place, landscape or feature.</p> <p>The Position Paper has identified 8 “valued views” that do not meet this criterion and a further 29 “views” which need to be reviewed in order to identify the specific viewpoint and subject. Only 5 of the views within the current policy meet the criteria of a having a specific viewpoint for the view itself.</p> <p>For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>

Preferred Option	++/-	·	·	·	·	0	++/-	++	++	·	<p>Main issue 12 - Land supply and distribution</p> <p>This is based on a plan which provides a large established land supply from which effective sites can be drawn down. This policy states that due the housing allocation set out in the Aberdeen City and Shire Strategic Development Plan that there is no need to allocate additional land beyond the sites allocated in the LDP 2012. If completion rates comparable to those achieved on existing sites are sustained we can have great confidence that the housing land requirement will be met through the development of existing allocations. The LDP 2016 will result in allocations and a legacy of effective sites from LPD 2012 that will make an appropriate contribution to meeting, and exceeding, the Housing Land Requirement set for the period to 2023. Similarly, business land allocations are available across Aberdeenshire to meet demands.</p> <p>The effect of this policy is to ensure that land is available for sustained development at all times consistent with the plan. While land supply and availability facilitates development, it does not guarantee it. While the effects of this policy are likely to move in the direction of the generic assessment on the assumption that development could take place, the uncertainty makes the effects less significant than those of the generic assessment.</p> <p>Air and Material Assets both experience a significant negative and positive impact due to the high level nature of the policy. Climatic Factors also experiences a significant negative impact due to the impact of development. There is a significant positive impact for Population and Human Health.</p>
Alternative	++/-	·	·	·	·	0	++/-	++	++	·	<p>An attempt could be made to predict an undersupply of effective housing in 2023, and make additional allocations to ensure that the plan can unequivocally deliver an effective 5 year supply at 2023. But predictions that far into the future are a process fraught with uncertainties and it cannot be commended as an exact science. Any figure arrived at would not be absolute and would depend on a range of assumptions regarding the delivery or otherwise of sites as predicted by their developers. It would not be unreasonable to argue that if a marketability constraint limits the scale of new build on currently allocated sites then it would impact on new sites also, nor that as the economy improves optimism within the construction industry and by house purchasers will also improve, resulting in higher completion rates than can be extrapolated at this time.</p> <p>Air and Material Assets both experience a significant negative and positive impact due to the high level nature of the policy. Climatic Factors also experiences a significant negative impact due to the impact of development. There is a significant positive impact for Population and Human Health.</p>

Preferred Option											<p>Main Issue 13 - How do we promote regeneration in Banff and Buchan settlements?</p> <p>The policy seeks to provide development opportunity in Portsoy, Banff, Macduff, Fraserburgh and Peterhead through maintaining a Greenfield housing and business land supply. The primary way of delivering regeneration is through the Council's Regeneration Strategy 2013. This is to encourage commercial regeneration of these towns. Risks remain too high that without Greenfield sites for development further economic disadvantage would result. The "clear priority" for redevelopment of brownfield land in these areas required by the proposed Strategic Development Plan will require to be delivered in other ways. Essentially this policy is a development policy on both brownfield and greenfield land (in Portsoy, Macduff, Banff, Fraserburgh and Peterhead) to minimise economic disadvantages in these towns.</p> <p>There is likely to be significant negative impacts on air quality and climatic factors as this policy option will increase traffic flow in and around Peterhead, Fraserburgh and Banff, which are identified as at risk of breaching their EU objective. Being a development policy, it is also likely to result in increased resource/energy use. Given that some development is likely on Greenfield sites, this option will have some negative impact on biodiversity, i.e. habitat loss. If developments flowing from this policy adhere to the flooding and erosion policy, it is not likely to contribute to flood risk. Again if developments flowing from this option adhere to policies on design, siting and layout and the historic environment, it is unlikely to significantly affect cultural heritage sites. Moreover, this policy will have a significant impact on material assets, population and human health through the creation/provision of housing, including affordable housing, employment land and job opportunities. This policy could affect landscape features, their setting, character, land use and land cover. However, the use of policies on design, siting and layout are likely to minimise the effect of the policy on landscape. While the effects of this issue are likely to move in the direction of the generic assessment, they are unlikely to be as significant. For this reason, the combined effect of this policy is negative on the receptors but not as significant when compared with the generic assessment. Our scoring reflects our view.</p>
Alternative	0 / -	-	-	-	-	+ / -	+	+	-	0 / +	<p>The alternative option of removing land from the existing allocations is an option. But this is not seen as "reasonable" at this time.</p> <p>In as much as this policy allows development, the effects are not likely to be different from the preferred option except that the impact on material asset is less positive while the effect of the policy on biodiversity could be less negative. For this reason, the combined effect of this policy is negative on the receptors but not as significant when compared with the generic assessment.</p>
Preferred Option	--/+ ++	0	+	0	0	0	0	0	0	0	<p>Main Issue 14 - Should an out-of-centre retail facility be provided in Ellon?</p> <p>The preferred option remains to continue to support Ellon town centre through robust application of the policy SG Retail 1 "Town Centres and Retailing", and resisting out of centre retail developments. Existing long term strategies for town centre improvement would continue to be promoted.</p> <p>This option is likely to have both significant positive and significant negative on air quality because while it will limit the need to travel to out of 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 as it will reduce the need for car travel to out of town locations. 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.</p>

Alternative												<p>In order to address retailer demand a single “Commercial Centre” could be allocated to facilitate the development of an out-of-centre retail park</p> <p>This policy option is likely to have a negative impact on climatic factors as it would encourage car travel to out of town centre locations. It would also have a negative impact on soil during the construction phase. Also likely to have a significant negative effect on air quality as it will increase car travel in and around Ellon. Significant positive impact on material assets through the creation of new employment facilities and job opportunities. Neutral impact on all other receptors. For this reason, the combined effect of this policy is minimal on the receptors compared with the generic assessment.</p>
Preferred Option												<p>Main Issue 15 - What are the implications of uncertainty regarding trunk road development in Inverurie?</p> <p>Due to the uncertainties associated with what road traffic solutions may be proposed, and the clear development opportunities that would result that should the current A96 be de-trunked, it is proposed to delete the “F” allocations to remove unrealistic expectations of development potential for these sites. This is true not only for the Conglass and Balhagardy sites, but also those within the current nationally important designed landscape of Keith Hall where the delivery of a link road may no longer justify their allocation. At this time it is not considered essential to make additional allocations at the Broomhill Roundabout, as access for the M1 “Kintore East” site is a matter for the consortium gathered to deliver the development of that site.</p> <p>This issue does not involve any development so for this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>
Alternative 1												<p>An alternative proposal would be to maintain the existing “F” allocations but to identify them for development in the period post 2023 (i.e. the second phase of LDP2016). The value of this approach is limited in so far that as the Local Development Plan for 2023 is developed they may remain constrained due to uncertainties on delivery of any trunk roads solution.</p> <p>Mixed impact – likely to place significant strain on infrastructure and would have some negative impacts on air, soil, biodiversity, water, climate and landscape, though less significant than the generic assessment. Likely to have a significant adverse impact on cultural heritage as the F sites are partially within a designated battlefield and a designated designed landscape. Development would, however, result in the development of significant fixed and material assets, and the creation of new homes and new public open spaces. For this reason, the combined effect of this policy is negative on the receptors but not as significant when compared with the generic assessment.</p>
Alternative 2												<p>Reallocation of the 415 units elsewhere in the Inverurie-Blackburn corridor.</p> <p>Impacts are uncertain, for this reason, the combined effect of this policy is likely to be mixed on the receptors but not as significant when compared with the generic assessment.</p>

Preferred Option	-	-	-	-	-	+/-	+/-	+	+	0	<p>Main Issue 16: Is further development opportunity required in Westhill?</p> <p>In the interests of maintaining the long term future of the north east of Scotland as a globally important centre of excellence in the sub sea sector of the energy industry further land should be allocated to allow the sector to expand close to its existing location.</p> <p>Mixed impact – likely to place significant strain on infrastructure (the road network) and would have significant negative impacts on air as Westhill is close to breaching the EU objective on air quality. Development would, however, result in the development of significant fixed and material assets, and the creation of new jobs and new public open spaces. For this reason, the combined effect of this policy is negative on the receptors but not as significant when compared with the generic assessment.</p>
Alternative	0	0	0	0	0	0	0	0	0	0	<p>Consider that sufficient land has already been allocated at Westhill and throughout the north east for business requirements.</p> <p>This issue does not involve any development so for this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment.</p>
Preferred Option	+	0	+	-	0	0	+	0	0	0	<p>Main Issue 17 - Should a major supermarket be allowed in Stonehaven, and if so where?</p> <p>The policy aims to promote site CC1 in Stonehaven for the provision of a supermarket. To address issues of capacity for a major comparison retail supermarket, Chapelton of Elsieck has been identified as a better location to serve the needs of the area in a sustainable manner.</p> <p>This is a development policy and the effects are likely to move in the direction of the generic assessment. However, the development of a single site within a walking distance, it is unlikely to have the same level of significant effect as that of the generic assessment, particularly on climatic factors. Being close to the town, the effects on air quality could be significant</p> <p>This policy has a significant positive impact on Air due to the location of the site within the settlement. It also has positive impacts on Climate Factors due to the location of the site and on Material Assets due to the provision of an asset. For this reason, the combined effect of this policy is minimal on the receptors compared with the generic assessment.</p>

Alternative		-	0	!	-	0	0	+	0	0	0	<p>An alternative option would be to identify and promote an out of centre site for convenience retail development, accepting that national policy should be set aside. The settlement analysis for Stonehaven identifies “bid” sites that could be considered for such a use.</p> <p>This is a development policy and the effects are likely to move in the direction of the generic assessment. However, the development of a single out-of-town shopping centre is not likely to have the same level of significant effect as that of the generic assessment. However, the effect on climatic factor could be significant due to increased travel distance and flooding issues in Stonehaven.</p> <p>This policy has a negative impact on Air due to the location of the site within the settlement. It also has a significant negative impact on Climate Factors due to the location of the site. Material Assets receives a positive impact due to the provision of an asset. For this reason, the combined effect of this policy is minimal on the receptors compared with the generic assessment.</p>
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Appendix 1.2a: Preferred Option for settlements in Banff and Buchan, LDP 2012

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	Comments
Aberchirder												
H1 Allocated for 45 houses in the Second Phase of the Plan.	0	0	0	0	0	0	+	0	0	+	+	<ul style="list-style-type: none">H1 Overall neutral. 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.H2 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.
H2 Allocated for 65 houses in the Second Phase of the Plan.	0	0	0	0	0/-	+	+	0/-	0/-	+	+/-	
Banff												
M1 Allocated for 400 houses (including 120 houses form the previous plan) 200 in the first and 200 in the Second Phase of the Plan.	0	0	0	0	++	+	+	0	-/0	+	+	<ul style="list-style-type: none">M1 and H1: The allocations 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.R1 Could provide future allocations for the town but presently poorly connected. Cemetery extension could affect groundwater, but without a full assessment, this is unknown.
H1 Allocated for 295 houses (including 95 houses form the previous plan) 150 in the first and 145 in the Second Phase of the Plan.	0	0	0	0	++/-	+	+	0	-/0	+	+	
R1 Is reserved for a cemetery.	0	?	0	0	++	+	+	0	0	+	+	

Cairnbulg / Inverallochy												
H1 & R1 Allocated for 50 houses in the Second Phase of the Plan.	0	?	0	-	0	+	0	0	0	+	+	<ul style="list-style-type: none">H2 Potential to improve the setting of the village whilst meeting the required allocations.E1 Positive effect due to diversification of economy and provision of new housing and recreation opportunities, coastal flooding needs detailed assessment though. Flood risk potential, which could be mitigated through a Flood risk Assessment and a buffer strip.H1 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
E1 (BB51)	0	0/-	0	-/0	-/0	0	0	0	0/-	0	+/-	
H2 Allocated for 85 houses (including 36 houses form the previous plan) 40 in the first and 145 in the Second Phase of the Plan.	0	0	0	0	0	+	0	0	0	0	0/+	
Cornhill												
H1 Allocated for 25 houses, 12 in the first and 13 in the Second Phase of the Plan.	0	0/-	0	0	--	+	+	0	0/-	0	--/+	<ul style="list-style-type: none">H1 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												
EH1 Allocated for 14 houses (including 9 houses form the previous plan).	0	0	0	0	-	0	+	0	0/-	0	+/-	<ul style="list-style-type: none">EH1 A portion of the site can provide towards the settlements housing requirement, existing allocations are to be developed first

Fordyce												
EH1 An allocation of 10 houses was carried forward from the previous plan but reduced to 5 houses to alleviate pressure on WWT.	0	0	0	0	-	+	+/0	-	-/0	0	+/-	<ul style="list-style-type: none"> 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												
H1&R4 Allocated for 590 houses (including 200 houses from the previous plan) 350 in the first and 240 in the Second Phase of the Plan with land for two full sized pitches and associated changing facilities. R4 is reserved for a park and sport / recreation facilities.	0	0/-	0	0	++/-	++	+	0	++	++	++/-	<ul style="list-style-type: none"> R1 and R2 Diversification of economy, reuse of derelict land. M1 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. CC1 and Bus2 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.
M1 Allocated for 600 houses (including 200 houses from the previous plan) 350 in the first and 250 in the Second Phase of the Plan with 4 hectares of employment land, land for a new primary school in the first phase and for a health centre in the second phase.	0	0	0	0	++/-	+	+	0	0	++	++/-	<ul style="list-style-type: none"> H1 This would provide housing and mixed use, including employment land. Part of the site is at risk from flooding. Bus1 Retention and extra provision of Employment land in a regeneration area, assessment of flooding issues required but not in a flood risk zone. CC2 and Bus4 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. H1 Sustainable settlement, Affordable housing provision. Part of the site is at risk from flooding, which could be mitigated.
E1 Allocated for employment land.	0	0	0	0	++	++	0	0	0	++	++	<ul style="list-style-type: none"> R1 Safeguarding of community provision allocation E1 Provide additional employment land, but minor flood risk from an adjacent water course, which could be mitigated (FRA).

Bus1 Safeguarded for employment use.	0	0	0	0	++/-	++	0	0	0	++	++/-	
CC1 and Bus2 Proposed as an alternative commercial centre for large format stores Safeguarded for employment use.	0/+	0	0	0	-/0	+	0	0	0/+	++	++	
CC2 and Bus4 Proposed as an alternative commercial centre for large format stores Safeguarded for employment use.	0	0	0	0	++/--	++	0	0	+	++	++/--	
R1 Reserved for education, recreation and community use.	0	0	0	0	+	++/-	0	0	0	++	++/-	
R2 Reserved for education, recreation and community use.	0	0	0	0	+	++	+	0	+	0	++	
R3 Reserved for education and recreation use.	0	0	0/-	0	0	+-	+	0	0/-	+/-	+/-	

Gardenstown												
EH1 An allocation of 15 houses was carried forward from the previous plan and increased to 25 houses.	0	0	0	+	-	0/+	+	0	-/0	0	+/-	<ul style="list-style-type: none">Site EH1 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.Site EH2 is on a prominent site, but negative effects on the landscape is reduced as there is development on two sides. The site is unlikely to adversely affect the setting of the conservation area
EH2 An allocation of 10 houses was carried forward from the previous plan and increased to 11 houses.	0	0	0	0/+	-	0	+	0	0/-	0	+/-	
Inverboyndie												
Bus1 Safeguarding employment land.	0	0	0	0	+	+	0	0	0	++	++	<ul style="list-style-type: none">Bus1 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												
E1 Allocated for employment land.	+	0	+	0	++	++	0	0	-	++	++/-	
EH1 An allocation of 30 houses was carried forward from the previous plan and increased to 85 houses.	0	0	0	0	++	+	+	0	-/0	+	++/-	
CC1 Proposed as an alternative commercial centre for large format stores	0/+	0/-	0	0	++/-	++	0	0	0/-	++	++/-	

Memsie												
H1 Allocated for 30 houses (including 5 houses form the previous plan) 15 in the first and 15 in the Second Phase of the Plan.	0	0	0	0	-	-	+	0	0	0	+/-	<ul style="list-style-type: none">H1 and EH1 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.H2 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.
H2 Allocated for 15 houses, 10 in the first and 5 in the Second Phase of the Plan.	0	0	0	0	-	0	+	0	0/-	0	+/-	
New Aberdour												
H1 Allocated for 48 houses in the Second Phase of the Plan.	0	0	0	0/+	0/+	0/+	0/+	0/+	0	+/-	+/-	<ul style="list-style-type: none">H1 Slightly positive effect due to requirement for appropriately scaled growth within the settlement, site would best fit urban design of the village.EH1 and EH2 would have a slightly positive effect due to requirement for appropriately scaled growth within the settlement and they are well linked to the settlement.
EH1 Allocated for 8 houses carried forward form the previous plan.	0	0	0	0	-	0	0/+	0	+	+	+/-	

EH2 Allocated for 2 houses carried forward form the previous plan.	0	0	0	0	0/-	0	0/+	0	+	0	+/-	
New Byth												
H1 Allocated for 9 houses in the First Phase of the Plan.	0	0	0	0	-	+	0	0	0	0		<ul style="list-style-type: none">H1 and EH1 would allocate small provision of around 6-8 houses. They would fit within the landscape, and the allocations would have a negligible effect.
EH1 Allocated for 8 houses carried forward form the previous plan.	0	0	0	0	-	+0	0	0	0	0		
Portsoy												
H1 Allocated for 10 houses in the First Phase of the Plan.	0	0	0	0	-0	+	+	0	0	0/+	+/-	<ul style="list-style-type: none">H2 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.H1 Would develop close to coastline unnecessarily, but a small allocation adjacent to the road, opposite existing development would have minimum impact on the landscape.BB80 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.EH1 is a small allocation in an area with surface water
H2 Allocated for 6 houses in the First Phase of the Plan.	0	0	0	0	-0	+	+	0	0	+	+/-	

H3 Allocated for 125 houses 50 in the first and 75 in the Second Phase of the Plan.	0	-	-	0	--	+	+	0	0	+	+/- -	<div>drainage capacity issues. However, the scale of the development for 9 dwellings is unlikely to affect water quality.</div> <ul style="list-style-type: none">H3 Overall mixed effect, and is a site recommended by the Reporter as the land owner does not wish to develop site
EH1 Allocated for 9 houses carried forward form the previous plan.	0	0/-	0	0	-/0	+	+	0	0	0/+	+/-	
Rathen												
H1 Allocated for 10 houses in the Second Phase of the Plan.	0	0	0	0	-	0	0	0/-	0	0	-	<ul style="list-style-type: none">H1 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.R1Cemetery extension could impact on groundwater, which requires investigation.EH1 would encourage unsustainable settlement patterns, but the settlement is on a main bus route. The scale of the site is unlikely to adversely affect the environment
R1 Reserved for a cemetery.	0	?	0	0	0	0	0	0	0	+	+	
EH1 An allocation of 4 houses was carried forward from the previous plan and increased to 6 houses.	0	0	0	0	-	0	0	0	0	0		
Rosehearty												
H1 Allocated for 10 houses in the first phase of the plan.	0	0/-	+	0	+/-	++	0	0	0	++	++/-	<ul style="list-style-type: none">H1 would allow for the decontamination of the site from its current use (scrap yard). Minor flood risk (buffer strip req'd)M1 could provide suitable employment site, good access but quite prominent and exposed. Minor floor risk (buffer strip).EH1 and EH2 Developing these sites are unlikely to

H2 Allocated for 40 houses (including 28 houses form the previous plan) 34 in the first and 6 in the Second Phase of the Plan.	0	0	0	0	0/-	+	+	0	-/0	+	+/-	adversely affect the environment given their scale and location. They would link well with the settlement and not affect the coastal landscape setting.
M1 Allocated for 50 houses 25 in the first with 2 hectares of employment land and 25 houses in the Second Phase of the Plan.	0	0/-	0	0	+/-	++	0	0	-/0	++	++/-	
Sandend												
EH1 Allocated for 8 houses carried forward form the previous plan.	0	0	0	0	-	+	+/0	0/-	0/-	+	+/-	<ul style="list-style-type: none">EH1 is on a plateaux 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												
H1 Allocated for 31 houses, 21 in the first and 10 in the Second Phase of the Plan.	0	0	0	0	+	0/+	0/+	0	0	0/+	+	<ul style="list-style-type: none">BB50 Slightly positive, continued supply of housing in a regeneration area.H1 Slightly positive, continued supply of housing in a regeneration area.
Tyrie												
EH1 An allocation of 3 houses was carried forward from the previous plan and increased to 6 houses.	0	0	0	0	-	0	+	0	-/0	0	+/-	<ul style="list-style-type: none">EH1 Is infill development, although the site raises northwards. However, it is unlikely to adversely affect the environment.

Appendix 1.2b: Alternative option for settlements in Banff and Buchan 2013

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)
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	:	:	:	:	:	,	+	+	+	:	<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 sewerage 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>
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Aberchirder										
BaB001 Residential (200), community (land for e.g. medical facility) and utility uses on Land at Auchintoul, west of Aberchirder	·	!	·	·	·	·	$\frac{+}{-}$	+	+	·
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	○	!	○	○	○	○	$\frac{+}{-}$	+	+	○
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										
Banff										
BaB008 Reduction of R1 allocation for 50 houses at Field 5, Gallowhill, Banff	·	○	·	+	○	○	+	+	+	○
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	○	!	○	·	○	·	$\frac{+}{-}$	+	+	○
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	○	○	○	○	○	·	+	+	!	○
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	○	○	○	·	○	○	○	○	○	○
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 1.3a: Preferred Option for settlements in Buchan LDP 2012.

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	
Ardalie												
M1 10 houses and 6 small business units	+/-	+/-	+	+/-	+/-	0	-	0	-	+/-		<ul style="list-style-type: none"> 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												
M1and R2 16 houses and 8 small business (M1) and SUDS system for M1 (R2).	+	+	0	+/-	+/-	0	+	0	+/-	+		<ul style="list-style-type: none"> M1: 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

H1 31 houses (including 6 from the previous plan).	+	0	0	-	+	0	+	0	0	+		<ul style="list-style-type: none">within the development.H1 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.EH1 is only for 4 houses and is unlikely to have any significant effects on the environment.
EH1 Carried forward for 6 houses.	+	0	0	0	+	0	0	0	0	+/0		
Boddam												
H1 6 houses	+	0	+	+	+	0	?	0	0	?		<ul style="list-style-type: none">H2: 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.H1: 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.EH1 Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
H2 9 houses	+	0	0	+	+	0	-	0	0	0		
EH1 Carried forward for 6 houses	+	0	+	0	+/-	0	?	0	0	?		
Crimond												
H1 90 houses	0	0	-/0	+	+/-	++	+	0	0/-	++		H1 and E1 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.
E1 Employment uses	0	0	-/0	+	+/-	++	+	0	0	++		
Cruden Bay												
M1 200 houses, 2Ha of employment	+/-	+	-/+	+/0	++/-	+	+	?	+	++		<ul style="list-style-type: none">H1 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

land community facilities.												
H1 41 houses	+/-	0	-/+	+/0	+/-	+	+	+	+	+		<p>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.</p> <ul style="list-style-type: none"> M1 will have 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.
Fetterangus												
H1 and R1 27 houses (7 carried over from the previous plan) and R1 is reserved for education and community uses.	+/-	0	0	+	-	+	+	0	+	+		<ul style="list-style-type: none"> H1 and R1: 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, req's FRA and buffer strip.
H2 27 houses	+/-	0	0	0/+	-/0	+	+	0	0/-	+		<ul style="list-style-type: none"> 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. H2 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												
H1 40 houses.	+/-	--	0	0	+	0	+	0	0	+		<ul style="list-style-type: none">H1: 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.EH1 and EH2: 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.
E1 Employment uses.	+	-	0	0	+	0	-	0	+/-	+		
EH1 Carried forward for 15 houses.	+/0	-	+	0	+/-	0	-	0	-/0	0		
EH2 Carried forward for 20 houses.	+/0	-	+	0	+/-	0	-	0	-/0	0		
Longhaven												
H1 30 houses.	0	0	0	0	--	--	+	0	--	0		<ul style="list-style-type: none">Minor flood risk affects site H1 (and R1) 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 (H1) could be considered to sustain existing services and reduce its environmental impact
Longside												
M1 90 houses (including 17 carried forward, community facilities and 1.7Ha employment land.	0	0/-	0	0	-	+	+	0	+	++		<ul style="list-style-type: none">M1: 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.
BUS1 Safeguarded for employment uses.	0	0/-	0	0	-	+	+	0	+	++		
Maud												

H1 75 houses.	+/-	+	0	0/+	-	+	+	0	0	+		<ul style="list-style-type: none">H1 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.EH1 and EH2 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.
EH1 Carried forward for 32 houses.	+/-	0	0	0	-/0	0	+	0	0	+		
EH2 Carried forward for 10 houses.	+/-	0	0	0	-/0	0	+	0	0	+		
Mintlaw												
M1 500 houses, business, community services for the elderly, neighbourhood retail and 5Ha of employment land.	+/0	+	+	+	++	+	++	0	+	++		<ul style="list-style-type: none">M1: 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 along 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.H1 and R1: 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.H2: Overall a permanent positive effect, as it is a mixed use redevelopment site. The site is close to the existing service centre and is likely to safeguard and enhance existing pedestrian linkages. Minor flood risk.
H1 and R1 600 houses and facilities for the elderly. R1 is reserved for a district heating scheme for H1.	+/0	+	+/-	+/0	++/-	++	++	0	0/+	+		
H2 15 houses	+	0	+	0	+/-	+	?	0/+	+	+		
H3 20 houses.	0	0	0	0	0	+	+	0	-	+		
New Deer												
H1 35 houses.	+	-/0	0	0	0	0	+	0	0	0		<ul style="list-style-type: none">H3: 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

H2 7 houses.	+	-/0	0	0	0	0	-	-/0	-	0		<ul style="list-style-type: none">WWTW is nearing its capacity.H2 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.H1 and EH1 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.
H3 40 houses	+	0	0	0	0	0	+	0	0	+		
EH1 19 houses (6 carried forward from the last local plan).	+	-/0	0	0	-	0	+	0	0	0		
Old Deer												
EH1 Carried forward for 10 houses.	0	0	0	+/0	0/-	0/+	0	0/-	0/-	0		<ul style="list-style-type: none">Site EH1 is within the Old Deer Outstanding Conservation Area and is within the existing settlement boundary.R1 Cemetery extension may have an impact on groundwater, but this is unknown until an assessment is undertaken
R1 Reserved for a cemetery extension (community use).	0	?	0	0	0	0/+	0	0	0	+		
Peterhead												
E1 Employment uses.	+	0/-	0/-	+	+/-	+	0	0	0	+		<ul style="list-style-type: none">E1 and Bus 5-7 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 along 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.CC: Proposing retail will have a along 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.M1: 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
CC Alternative commercial centre for large format stores.	+/-	0	+	0	+	+	0	0	0	+		
M1 1265 houses including improvements to road network, community hospital, health centre and land for future transport improvements.	+	+/-	+	+/0	++/-	+	++	0	+/-	++		
H1 250 houses.	+	0	0	0	+/-	+/0	0	0	0	+		

Bus3 Safeguarded for employment uses.	+	0	0/-	?	0/-	+	0	0	0	+		<p>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 by the development proposal. The existing mini-recycling facility could be enhanced, as it falls within the development proposal site.</p> <ul style="list-style-type: none">H1 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.EH1 is 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.
EH1 Carried forward for housing development.	+	+/-	0	0/+	0/-	+/0	+	0	0	+		
Bus5-7 Safeguarded for employment uses.	+	0/-	0/-	+	+/-	+	0	0	0	++		
R1 (Reserved in ALP)	+/-	-/0	-	+/-	+/-	+/0	+	0	0/-	++		
Rora												
H1	-/0	-/0	0	+/0	-	+	+	0	0	+		<ul style="list-style-type: none">H1: 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												
H1 40 houses.	-	0	0	0	-	+	+	0	-	+		<ul style="list-style-type: none">H1 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.EH1 and EH2 would sustain existing services and
EH1 Carried forward for 7 houses.	0	0	0	0	0	+	+	0	0/-	+		

EH2 Carried forward for 40 houses.	0	0	0	0	0	+	+	0	-/0	+		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.
St Fergus												
H1 55 houses (including 10 carried over from the previous local plan).	0	0	0	0	-	0	+	0/-	0/+	0/+		<ul style="list-style-type: none">P2: Positive effect overall, this will maintain and potentially enhance a long established area of open space in St FergusH1: Slightly positive effect. This site will deliver land which is required to allow the settlement to grow in future.H2: The scale and location of the site is unlikely to affect the environment. The location of the site next to Ranouard Court, which is likely to reduce any adverse visual impacts on the landscape.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
H2 2 houses.	0	0	0	0	0	0	0	0	0	0		
P2 Protected to conserve the recreation ground, woodland and setting of the settlement.	0	0	0	0	0	++	0	0	++	0		
R1 Reserved for St Fergus Gas Terminal	+/-	0/-	0	0/-	+/-	0	0/+	0	0/-	+		
Strichen												
H1 50 houses (including 20 carried forward from the previous local plan)	+	0	0	0/+	+/-	+	-	0	0/-	+		<ul style="list-style-type: none">H1 and EH: 1 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.
EH1 Carried forward for 15 houses.	+	0	0	0/+	+	+	-	0	0/-	+		
EH2 Carried forward for 12 houses.	+	0	0	0/+	+	+	-	0	0/-	+/0		
Stuartfield												
H1 75 houses, sport and recreation	0	-	0	0	0/-	+	+	0	0	+		<ul style="list-style-type: none">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

facilities and 0.4Ha employment land.												
EH1 Carried forward for 15 houses.	0	-	0	0	0/-	+	+	0	0	+		
EH2 Carried forward for 5 houses.	0	0	0	0	0	+	+	0	0	+		
EH3 Carried forward for 10 houses.	0	--	0	0	-	+	+	0	0	+		
R1 Reserved for sustainable drainage system (detention basin).	0	?	?	0	0/-	0	0	0	0	+		

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.

- 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.
- EH1 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.
- EH3 The site is partially at risk from flooding, but proposes a mix of housing tenure, including affordable housing.
- 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

Appendix 1.3b Alternative option for settlements in Buchan 2013

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	<p>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>
Generic Assessment	-	-	-	-	-	-	+	+	+	-	<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> <p>Climate: Well designed and sited developments will be more energy efficient by taking advantage of passive solar gain and providing shelter from winds etc, thereby contributing to a reduction in energy use and CO₂ emissions. However, in general development is likely to lead to increased travel and use of resources through the operation and management of the existing built environment and new building. Development in flood risk areas is likely to have medium/long-term negative impacts on climatic factors. The cumulative impact of allocating several thousand houses and significant areas of employment land could also significantly increase CO₂ emissions in the 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>Historic Environment: Where a development site directly adversely affects a cultural heritage designation, i.e. scheduled monuments; listed buildings; gardens and designed landscapes and archaeological sites, and battle fields, the effects are likely to be medium/long-term and significant. These effects may adversely affect the built features, context, pattern of past historic use and the associations of the historic environment. They may also weaken the sense of place and the identity of existing settlements and landscape character in places.</p> <p>Landscape: Development of a single site near an existing settlement will generally not have a significant effect on landscape character, although it could have a significant adverse impact on a townscape, setting of a town or local landscape. The effect of developing any site within the context of the overall SDP allocation could, potentially, have a significant cumulative impact on wider landscape features, setting and character. The nature of land use in the area will also be changed and displaced. Similarly the land cover will be reduced through development, while the relationship between land forms and land use, field pattern and boundaries, as well as buildings and structure will change. Moreover, one's experience of the landscape, in terms of openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations, is likely to 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 impacts.</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 affects 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>
Boddam											
Bcn009 3.5 hectares of employment land and 35 houses at Howe of Boddam, Stirling Village, Boddam	○	○	·	·	·	·	+	+	○	·	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	○	○	○	·	·	·	+	+	○	○	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	·	·	·	·	○	·	+	+	·	○	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	○	○	○	○	○	○	+	+	○	○	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	○	○	○	○	+	+	+	+	○	○	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	○	○	○	○	○	○	○	+	○	○	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	○	○	○	○	○	○	○	+	○	○	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	○	○	○	○	○	○	+	+	○	○	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	○	○	○	○	○	○	+	+	○	○	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	○	○	○	○	○	○	○	+	○	○	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	+	+	+	0	0	0	0	+	+	0	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	0	+	+	+	0	+	+	+	+	+	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	0	+	0	+	0	+	+	+	0	0	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	0	0	0	+	0	0	0	+	0	0	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											
Bcn018 32 houses on land at Hospital Brae, Strichen	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.
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 1.4a Preferred Option for settlements in Formartine 2012 LDP

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	
Balmedie												
M1 50 houses, 5Ha of employment land and 7Ha Strategic Reserve employment land.	-	-	-	0	+/-	0	-	0	0	+		<ul style="list-style-type: none">M1 and 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.M1 Provision of employment landH1 Provision of mixed tenure housingR1 Provision of community facilities within settlement
R2 Reserved for primary school expansion.	0	0	-	-	0	0	0	0	0	0		
H1 150 houses (including 25 carried over from the previous local plan).	0	-	-	0	0	0	+	0	0	0		
R1 Reserved for new community facilities including a health centre.	0	0	-	0	-	0	0	0	0	+		
BUS Safeguarded for employment uses.	0	0	0	0	+	0	0	0	0	+		
Belhelvie												
H1 10 houses.	-	0	-	0	-	0	+	0	0	-		<ul style="list-style-type: none">H1 Located close to current settlement

Blackdog												
M1 (F54)	-	-	0	0	+/-	0/-	-	0	0	++/-		<ul style="list-style-type: none"> 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												
EH1 Carried forward from the previous local plan for 50 houses.	0	0	0	0	-	0	+	0	0	-		
Ellon												
M1 980 houses, a new primary school and associated facilities, and 2Ha of employment land.	0	0/-	0	0	+/-	+	++	0	+	+		<ul style="list-style-type: none"> 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. E1 and SR1 Employment development proposed which will help to sustain population levels. Part of the site is at risk from flooding R1 Increased employment land. Minor flood risk from an adjacent water course. H1 Housing proposal located on allotments. Minor flood risk.

H1 5 houses.	-	-	0	0	-	0	+	0	0	-		
E1 and SR1 Employment uses and Strategic Reserve employment land.	0	0/-	0	0	-	-	++	0	0	+		
EH1 247 houses (site has planning permission).	0	0	0	0	-	0	+	0	0	0		
R1 Reserved for a cemetery.	-	-	0	0	-	0	-	0	0	++		
Foveran												
M1 50 houses and 2Ha employment land (and 3Ha of Strategic Reserve employment land).	0	0/-	+	0	-	0	+	0	0	+		<ul style="list-style-type: none">M1 Quarry site, housing and leisure proposed. Part of F74 at risk from flooding.E1 Small business use proposed. Minor flood risk.EH1 Housing proposed. Site adjacent to water course (flood risk).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 and SR1 Employment uses and Strategic Reserve employment land.	-	-	-	0	-	0	+	0	0	+		
EH1 Carried forward from the previous local plan for 12 houses.	0	0	+	0	-	0	+	0	0	+		
EH2 Carried forward for 6 houses.	0	0	+	0	-	0	+	0	0	+		
Garmond												
H1 10 houses.	-	0	0	0	-	-	+	0	0	-		<ul style="list-style-type: none">Site has limited growth opportunity and would encourage sustain development pattern (increase commuting by private car).
Methlick and street of Monteach												

H1 20 houses.	0	0	0	0	-	0	+	0	0/-	0		<ul style="list-style-type: none">H1 Some archaeology on the site.Developments could affect water quality of River Ythan.
H2 5 houses.	-	-	-	0	-	0	+	0	0	0		
Newburgh												
M1 40 houses, community facilities and employment land (1.5Ha).	0	0/-	0	0	-	-	+	0	0	+		<ul style="list-style-type: none">M1 Prominent gateway site. Part of the site is at risk from flooding.
H1 60 houses.	0	0	0	0	0/-	-	+	0	0	+		
BUS Safeguarded for employment uses.	0	0	0	0	0	0	0	0	0	+		
Oldmeldrum												
H1 (F50)	0	-	0/-	0	-	+	+	-	0	+		<ul style="list-style-type: none">H1 Mixed use development, some flood risk on the site and archaeological remains.M2 Mixed effects, minor flood risk from adjacent water course.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.
M1 (F80)	0	0	-	0	-	-	+	--	--	-		
M2 (F107)	-	-	0/-	0	0/-	-	0	0	0	++		
Rashierieve												
E1 and SR1 E1: Employment uses (2Ha) and SE1: Strategic Reserve employment land (3.5Ha).	0	0	0	0	-	0	+	0	0	+		<ul style="list-style-type: none">Visually prominent sites located a considerable distance from the nearest settlement but with good links onto the A90 TR. Very exposed positionE1 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.

St Katherines												
H1 5 houses.	-	0	0		0	-	+	+	0	0	+	<ul style="list-style-type: none"> Development of the site would support the local school in Fyvie.
Tarves												
M1 100 houses and 3Ha employment land.	+/-	0	-	0	-	+	+	0	-	0		<ul style="list-style-type: none"> 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.
H1 10 houses.	0	0	0	0	-	-	+	0	0	0		
Turriff												
H1 60 houses.	0	0	-	0	-	0	+	0	0	0		<ul style="list-style-type: none"> M1 Is a mixed use development. Would result in the loss of ancient woodland and biodiversity (F129) unless the woodland is retained. E1 Care home. M1 Loss of ancient woodland and biodiversity Some remediation of contaminated land & flooding issues.
EH1 Carried forward from the previous local plan for 90 houses.	0	0	-	0	-	0	+	0	0	0		
R1 Reserved for a replacement primary school.	0	0	-	0	-	0	0	0	0	0		
E1 Employment uses (1Ha).	-	-	-	0	-	0	+	0	0	0		
E2 Employment uses (1.7Ha)	-	-	-	0	-	0	+	0	0	++		

M1 450 houses, a new primary school, associated facilities and employment land (10 Ha).	0/-	-	0	0	-	0	+	0	0	0		
E3 and BUS E3 allocated for 4.5Ha employment land and BUS safeguarded for employment uses.	-	-	-	0	-	0	0	0	0	++		
Udny Green												
H1 30 houses.	0	0	0	0	-	-	+	0	0	-		<ul style="list-style-type: none"> Small site and is unlikely to adversely affect the environment.
Udny Station												
M1 35 houses and employment uses (1Ha).	0	0	0	0	-	-	+	0	0	-		
Ythanbank												
H1	-	-	-	0	-	0	+	0	0	0		
Daviot												
H1	0	0	0	0	-	-	+	0	0	-		<ul style="list-style-type: none"> H1 – 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.

Appendix 1.4b Alternative option for settlements in Formartine 2013

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	<p>Comment</p> <p>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)</p>
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Generic Assessment											<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>
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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 affects 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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Balmedie										
FM047 900 residential units and provision of employment land, neighbourhood retail and community facilities, i.e. primary school, at Keir Farm, Balmedie	+	+	+	+	+	+	+	+	+	0
Negative impact on biodiversity, 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.	+	+	+	+	+	+	+	+	+	0
Negative impact on biodiversity, 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. Neutral in all other topics.										
Belhelvie										
FM049 - 25 residential units at Cairntack East, Belhelvie	0	0	0	+	0	0	+	+	+	0
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	0	0	+	+	0	0	+	+	+	0
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.	0	+	0	+	0	+	+	+	+	0
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.	0	0	0	+	0	0	+	+	+	0
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.										

Cuminstown											
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.
FM081 - Future redevelopment of existing Ellon Academy site. Possible residential or mixed use development.	0	0	0	+/	0	0	+/	+	+	0	A change of use from educational to potential residential use is not likely to result in increased car travel and associated impacts on air and climatic factors, but is likely to have a mixed impact on soil. 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. Likely to have 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.
FM030 - Mixed Use Development at Waterton Farm. Approx 10,000sq metre retail development and unspecified amount of employment land	+	0	+	+	0	+	++/-	+	+	0	Negative impact on landscape as proposed site is prominent in the local landscape. Significant negative impact on air due to the scale of the proposal and its location with a settlement which is identified as close to breaching the EU objective for air quality. Significant negative impact on climate as the proposal would increase transport related CO ₂ emissions and there is a small area of high flood risk along the southern boundary and a medium flood risk along the western boundary, although development is not proposed in these areas. Significant negative impact on soil due to the scale of the proposal and 50% of the site being located on prime agricultural land. Significant negative impact on material assets as there is insufficient primary school capacity. Significant positive impact on material assets, population and human health through provision of retail, employment facilities and job opportunities. Neutral impact 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	+	+	+	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. 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 Blairythian 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 WWTW, 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	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	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	Likely to be 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	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	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.
St Katherine's											
FM020 - Mixed use development on land at St Katherine's 35 Residential Units and unspecified amount of employment land at	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											
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 Tippetry.	.	.	.	!	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 Bridgend 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 Slackdale 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' (Turrieff 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 Turrieff, 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 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.

FM066 - 20 residential units and extension of sport and recreation area on land at Udney 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 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.
FM076 - 37 residential units, employment land and provision of football pitch and trim trail at Udney 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 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. 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)	○	!	○	!	○	○	+	+	+	○	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.	○	!	○	!	!	○	+	+	+	!	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)	○	○	!	!	○	○	+	+	+	○	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)	○	!	○	!	○	○	+	+	+	○	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)	!	!	!	!	○	○	+	+	+	○	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 Monteath (386841.03 939841.02)	○	!	○	!	○	○	+	+	+	○	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)	○	!	○	!	!	○	+	+	+	○	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 1.5a: Preferred option for settlements in Garioch LDP 2012

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	
Blackburn												
M1 50 houses and 3Ha for a primary school (in conjunction with R1).	-	0	+	-	0/-	+	+	0	0/-	+		<ul style="list-style-type: none">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.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 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.
R1 3Ha reserved for replacement primary school.	+	0	0	0	0/-	0	0	0	0	+		
BUS safeguarded for employment uses.	+	0	0	0	+/-	0	0/+	0	0	++		
Chapel of Garioch												
H1	-	0	0/-	0	-	+	+	0	-	+/0	0	<ul style="list-style-type: none">H1: The building form will reflect the surrounding

10 houses												<ul style="list-style-type: none">rural architecture in its character and choice of materials but in a contemporary Scottish style.H1 and 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.
H2 15 houses	-	0	0/-	0	-	+	+	0	-	0	0	
Sauchen and Cluny												
H1 50 houses	-	0	0/-	0	-	0	+	0	0	0		<ul style="list-style-type: none">H1 and EH1: Development will increase the number of commuters by car.
EH1 5 houses	-	0	0/-	0	-	0	+	0	0	0		
Echt												
H1 25 houses	0	0	0	0	-	+	0	+/-	0	+		<ul style="list-style-type: none">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.
EH1 30 houses	0	0	0	0	-	+	0	+/-	0	+		
Hatton of Fintry												
H1 8 houses	-	0	0/-	-	0	+	+	0	0	0		<ul style="list-style-type: none">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.
Insch												

H1 48 houses	0	0/-	--	0	+/-	0	+	0	0	0		<ul style="list-style-type: none">EH1, EH2 and E1 are 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.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.H3: Similar design and type of houses as site directly opposite (The Rowans).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.
H2 12 houses	0	0	0	0	+	0	+	0	0	+		
H3 10 houses	0	0	0	0	+	0	+	0	0	+		
EH1 70 houses	0	0	0	0	+	0	+	0	0	+		
EH2 25 houses	0	0	0	0	+/-	0	+	0	0	+		
E1 Allocated for employment land and R1 is reserved for environment and access improvements.	0	0	-	0	+/-	+	+	0	-	+		
Inverurie / Port Elphinstone												
M2 150 house, 0.5Ha employment land and community and retail facilities.	+/-	0	+	+	++	+	+	-	+	+		<ul style="list-style-type: none">M2: Part of the site is at flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip.E1: The houses will embrace modern, sustainable and carbon neutral technology where it has been proven to be both efficient and cost effective.Bus2 to Bus5 are existing employment land sites and their continued use for employment is unlikely to adversely affect the environment.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
F (G77)	-	0	-	0	+/-	+	+	0	-	+		
F (G162)	-	0	-	0	+/-	+	+	0	-	+		
F (G129)	-	0	-	+	++	+	+	0	-	+		
F (G94)	-	0	-	0	+/-	+	+	0	-	+		
M1& H3 M1: 58 houses and 0.35Ha employment land and H3: 27 houses	-	0	-	0	+/-	+	+	0	-	+		

H1 737 houses, community facilities and primary school	+/-	-	0	0	+/-	+	+	0	-	+	
H4 150 houses	-	0	-	0	++	+	+	0	-	+	
M3 250 houses	-	0	-	0	++	+	+	0	0/-	+	
EH1 465 houses	-	0	-	0	++	+	+	0	-	+	
EH2 175 houses	-	0	-	0	++	+	+	0	-	+	
EH3 250 houses	+/-	-	0	0	+/-	+	+	0	-	+	
E1 Employment land	+/-	-	0	0	+/-	+	+	0	-	+	
SR1 Strategic Reserve employment land	+/-	-	0	0	+	+	0	0	-	+	
Bus2 to Bus5 Reserved for business uses	0	0	0	0	++/-	+	+	0	0	+	
Bus6 to Bus11 Reserved for business uses	+/-	0/+	0	0	+/-	+	0	0	0/-	+	
Bus Reserved for business use	+/-	-	0	0	+/-	+	0	0	-	+	
E3 and SR2 Reserved for employment uses and Strategic Reserve	+/-	-	0	0	+/-	+	0	0	-	+	

employment land												
Kemnay												
R1 and H2 Reserved for sports pitches (R1) and 20 houses (H2)	-	0	-	-	-	+/-	+	0	-	0		<ul style="list-style-type: none">R1 is reserved for sports pitches.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.
BUS1 Safeguarded for business uses	0	-	+	0	-	+/-	+	0	+/-	+		
H1 65 houses	-	0	0	-	-	+	+	0	-	0		
R2 Reserved for medical/community facilities.	0	0	0	0	0	0-	0	0	0	+		
Kintore												
M1 600 houses and employment uses.	0	0	0/-	-	+/-	-	+/-	+	-	+		<ul style="list-style-type: none">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/-	-	+	+/-	+	-	-	+		
Newmachar												
H1 165 houses and community facilities.	-	+	0/-	0	-	+	+	0	0	+		<ul style="list-style-type: none">E1: Part of the site is at medium to high risk from flooding.H1 & M1: 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.
M1 300 houses and community facilities.	-	+	0	+	-	+	+	0	0	+/-		

E1 Allocated for employment uses.	-	+/-	0	0	-	0	+	0	0	+/-		
Old Rayne												
EH1 10 houses	0	0	-	0	0	0	0	0	0	+0		<ul style="list-style-type: none">EH1 and EH2: Prime agricultural land.
EH2 10 houses	0	0	-	0	0	0	0	0	0	+0		
Westhill												
H1 190 houses	-	+	0	0	-	+	+	-	-	0		<ul style="list-style-type: none">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).E1 is a contaminated sites and part of the site is at risk from flooding.
H2 10 houses	-	+	0	0	-	0	+	0	0	0		
E1 Employment land	-	0/-	0	0	-	+	+	0	0	+		

Appendix 1.5b Alternative option for settlements in Garioch 2013.

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)
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Generic Assessment												<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>
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											<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> <p>Climate: Well designed and sited developments will be more energy efficient by taking advantage of passive solar gain and providing shelter from winds etc, thereby contributing to a reduction in energy use and CO₂ emissions. However, in general development is likely to lead to increased travel and use of resources through the operation and management of the existing built environment and new building. Development in flood risk areas is likely to have medium/long-term negative impacts on climatic factors. The cumulative impact of allocating several thousand houses and significant areas of employment land could also significantly increase CO₂ emissions in the 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>Historic Environment: Where a development site directly adversely affects a cultural heritage designation, i.e. scheduled monuments; listed buildings; gardens and designed landscapes and archaeological sites, and battle fields, the effects are likely to be medium/long-term and significant. These effects may adversely affect the built features, context, pattern of past historic use and the associations of the historic environment. They may also weaken the sense of place and the identity of existing settlements and landscape character in places.</p> <p>Landscape: Development of a single site near an existing settlement will generally not have a significant effect on landscape character, although it could have a significant adverse impact on a townscape, setting of a town or local landscape. The effect of developing any site within the context of the overall SDP allocation could, potentially, have a significant cumulative impact on wider landscape features, setting and character. The nature of land use in the area will also be changed and displaced. Similarly the land cover will be reduced through development, while the relationship between land forms and land use, field pattern and boundaries, as well as buildings and structure will change. Moreover, one's experience of the landscape, in terms of openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations, is likely to 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 impacts.</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 affects 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>
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	<p>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.</p>
Ga041 50 residential units on land at Caskieben, Blackburn	0	0	,	,	,	,	+ +/- -	+	+	0	<p>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.</p>
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 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 on site at Cluny, Sauchen.	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. 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	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. 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
Duno												
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, though it would provide the scope for the creation of fixed, natural and material assets. 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.

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	+	+	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/-	-	+ +/- -	+	+	+	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 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.
Ga007 335 residential units at Souterford, 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. 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.
Ga055 500 residential units at Uryside Phase 3, 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 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.

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	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. 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	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 Crichton 2, Inverurie.	0	0	0	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. 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, 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.
Ga060 Alterations and extensions to the boundaries of allocated sites H1, E1 and SR1.	0	0	0	0	0	0	0	0	0	0	No additional employment land or residential units are proposed, and no additional negative impacts are discernible from the proposed modifications.
Ga080 Employment uses at Phase 2 Inverurie Business Park, Inverurie.	0	0	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	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 Balhalgady, 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 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. 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 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. 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 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 A development of 10 residential properties at West 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.

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	0/-	+	+	+	0	A small development that will generally have a neutral impact. 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. 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. 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	+/-	+	+	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 Community facilities at Kintore South.	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 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 affects 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 affects 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 affects 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 Corseduck 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 affects 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 affects 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/-	+ -/+ -	+	+	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 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/-	·	+ -/+ -	+	+	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. 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.
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/-	·	+ -/+ -	+	+	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. 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.
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	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, 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	+ +/- -	+	+	+	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	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.
Ga020 A residential development of up to 3 units on Land at Upper Sauchen, Ordhead	0	0	-/-	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/-	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.
Whiteford												
Ga043 A development of 15 houses on Land at Whiteford Road, Whiteford.	0	0	0	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 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	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.

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	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.
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.

Appendix 1.6a: Preferred Option for settlements in Kincardine and Mearns 2012 LDP

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	
Auchenblae												
M1 75 houses and employment uses (1Ha).	+	0	-	0/+	0/-	+	0/+	0	0	0		<ul style="list-style-type: none">Site M1 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.Site H1 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.
H1 5 houses.	+	0/-	0	0	0/-	0/+	0	0	0	0		
EH1 Carried forward from the previous local plan for 10 houses.	+	0	0	0	0	0	0	0	0	0		
Drumlithie												
M1 30 houses and employment land (0.5Ha).	0/+	0	-	0	+/-	0/+	+	0	0	0/+		<ul style="list-style-type: none">Site M1: 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												

H1 35 houses.	+	0	0	0	0	0	0	0	0	+		<ul style="list-style-type: none">Site R2: 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.Site H1 and R1 promote community facilities.
R1 Reserved for the provision of a new primary school.	0	0	0	0	0	0	0	0	0	+		
R2 Reserved for cemetery expansion and setting of the church.	+/-	0/-	0	+	-	+	+	0	0	+		
Edzell Woods												
M1 Mixed use proposal including 300 houses.	+	0/-	+/-	0	+/-	+	+	0	0	++		<ul style="list-style-type: none">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 of K88 is at risk from flooding, which could be mitigated through a Flood risk Assessment and a buffer strip.
Fettercairn												
H1 30 houses.	+	0/-	-	0	-	0	+	0	0	0		<ul style="list-style-type: none">Site H1: 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 site H1 is at risk from flooding.
Fordoun												
H1 (K117)	+	0/-	0	0	0	+	+	0	0	+		<ul style="list-style-type: none">Site H1 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
K81	+	0/-	-	0	+	+/-	0	0	?	0		
K118	+	0	-	0	+	+	0	0	0	+		

												proximity to open space, adjacent to transport corridor, proposal of fixed assets.
Gourdon												
H1 35 houses.	+	0	-	0	0	+		+	0	+	0	<ul style="list-style-type: none">Site H1 has some positives: air quality, open space, housing supply but some negatives in soil qualitySite E1 has some positives in air quality, fixed assets, open space, but some negatives in soil quality.
E1 Employment uses.	+	0	-	0	0	0		0	0	0	+	
Inverbervie												
H2 200 houses.	+	0	-	0	0	+	+	0	0	0/+		<ul style="list-style-type: none">Site H2 has some positives in air quality, open space, housing supply, fixed assets, but some negatives in soil quality as is located on prime land.Site H1 has some positives in air quality, open space. Some negatives in soil quality as is located on prime land.
H1 30 houses.	+	0	-	0	0	+	0	0	0	0		
Roadside of Kinneff												
M1 (K84)	+	0	0	0	0	+	0	0	0	0		<ul style="list-style-type: none">Site M1 has some positives in air quality and open space as the site is close to a service centre and will provide open space.
Laurencekirk												
M1 and R1 M1: 885 houses and employment land (11Ha). R1: Reserved for the replacement of Mearns Academy.	+	0/-	-	0	+/-	+	+	0/-	0	+		<ul style="list-style-type: none">Sites M1 and R1 has 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.Site R2 has a positive effect in air quality, climate
EH2	+	0	-	0	+	0	0	0	0	0		

Carried forward from the previous local plan for 10 houses.												change, housing supply, open space and fixed assets but on prime land and small area at flood risk. • Sites EH1 and EH2 will improve air quality, but have a negative impact on soil quality.
EH1 Carried forward for 210 houses.	+	0	-	0	+	0	0	0	0	0		
R2 Reserved for cemetery expansion.	+	0/-	-	0/+	+/-	+	+	0/-	0	++		
Luthermuir												
M1 25 houses and some small scale retail and employment.	0	0/-	-	0	-	+	0	0	0	0/+		• Site M1 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. • Site EH1 has impact on soil quality and water quality unless appropriate SUDS are designed into the scheme. • Site M2 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.
M2 25 houses and some small scale retail and employment.	0	0	-	0	0	+	+	0	0	+		
EH1 Carried forward from the previous local plan for 25 houses.	+	0/-	-	0	0	+	0	0	0	0		
Marykirk												
M1 30 houses, employment and local retail uses.	+	0	-	0	0	+	0	0	+	0		• Site M1: Overall a slightly positive impact as is next to village, open space and townscape. Negatives of soil quality • Site EH1 has positives of air quality, open space, climate change and housing supply but is on prime land. Minor negative effect on climatic factors as the site is affected by a minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a
EH1 Carried forward for 19 houses.	+	0	-	0	+/-	+	0	0	0	+		

												buffer strip.
Marywell												
BUS Safeguarded for employment uses.	0/+	0	0/+	0	+/-	0	0	0	0	+		<ul style="list-style-type: none">Site BUS has largely a positive impact as the site proposes fixed assets, it regenerates contaminated land, and it is adjacent to a transport corridor. Site is a mix of neutral and positive attributes. Positives in air quality improved through being adjacent to transport corridor, and potential rail freight and the site proposes fixed assetsSite EH1 is within an SGA and would have an improvement in soil quality.
EH1 Carried forward from the previous local plan for 120 houses (increased from 55).	+/-	0	+	0	0/+	0	0	0	0	0		
Newtonhill												
H1 70 houses.	+	0	0	0	+	+	0	0	0	0		<ul style="list-style-type: none">Site H1 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 spaceSite E1 and SR1 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.Site EH1 has largely a neutral impact but has positive impact on air quality.
E1 and SR1 Employment uses (E1) and Strategic Reserve employment land (SR1).	+	0/-	0	+	++/-	+	+	0/-	0	++/-		
EH1 35 houses carried forward from the previous local plan.	+	0	0	0	+	0	0	0	0	0		
Portlethen												
BUS1 Safeguarded for employment uses.	0/+	0	0	0	+/-	0	0	-	0	+		<ul style="list-style-type: none">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.Site P3 has positives in air quality, climate change
P3	+	0	0	0	+	+/-	0	0	0	+		

Protected to conserve the playing fields, Bourtree Park and community facilities.												and fixed assets.
E1 Employment uses.	0/+	0	0	0	0/+	0	0	0	0	+		<ul style="list-style-type: none"> Site E1 has positives in proposing employment land and being near to the transport corridor.
E2 Area of search for waste facilities and associated employment uses.	0/+	0	+	0	+	0	0	0	0	+		<ul style="list-style-type: none"> Site E2 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	++		<ul style="list-style-type: none"> R2 proposed for a park and ride which would have positives in air quality, climatic factors and creating fixed assets.
St Cyrus												
M1 125 houses along with retail and employment uses.	+	0	-	0	0	+	+	0	0	0		<ul style="list-style-type: none"> Site M1 has positives in air quality and open space but negative impact on soil.
EH1 Carried forward from the previous local plan for 15 houses.	+	0	0/-	0	0/-	+	0	0	0	0		<ul style="list-style-type: none"> Site EH1 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												
H2 and H3 205 houses on H2 and 25 houses on H3.	+	0/-	0/-	0	+/-	0	0	0/-	0	0?		<ul style="list-style-type: none"> Site R4 is within the settlement but on prime land.
R1 Reserved for community facilities.	++	0/-	0	0	+/-	-	0	0	0	+		<ul style="list-style-type: none"> Site H4 has a mixed impact on air quality as would increase traffic in Stonehaven but is adjacent to a service centre. Site K36 has a slight positive impact as it is within the transport corridor and promotes employment land. Minor flood risk from an adjacent water course, which could be mitigated through a Flood

R4 Safeguarded for the Aberdeen Western Peripheral Route.	+	0	-	0	0	0	0	0	0	0		<ul style="list-style-type: none">risk Assessment and a buffer strip.Sites H2 and H3 are within transport corridor but part of the site is subject to flood risk.Site H1 has positive impact on open space and climate change but negative impact as part of the site is subject to flood risk.Site CC1 has positive effect on air quality and climate change but negative impact on lifetime standards as demolition required.Site R1 has positive of air quality and fixed assets but potential loss of open space and the site is subject to flood risk.
H4 50 houses.	+/-	0	0	0	0	0	0	0	0	0		
E1 Employment land.	+/-	0	-	0	+	0	0	0	0?	+		
H1 110 houses.	+/-	0/-	0	0	++	+	0	0	0	+		
CC1 Small scale retail use.	+	0	-	0	+	0	0	0	0	0		
E2 Employment land.	+/-	0	-	0	0	+	+	0	0	++		
Woodlands of Durris												
EH1 Carried forward from the previous local plan for 20 houses.	0	0	0	0	0	+	0	0	0	0		
Kirkton of Maryculter												
H1 Up to 6 houses.	+/-	0	0	0	0	0	0	+	0	0		<ul style="list-style-type: none">Site H1 could reduce air quality in Aberdeen but improvements in open space.
Park												
H1 Up to 6 houses.	0/+	0	0	0	0	0	0	0	0	0		<ul style="list-style-type: none">Site H1 has slight positive in air quality as pedestrian access to services.

Appendix 1.6b: Alternative option for settlements in Kincardine and Mearns 2013

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)
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Generic Assessment											<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>
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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 affects 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>
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	+/-	+	+	0	The bid has both significant negative and positive impacts. Due to the scale of the development the impact on 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	+	+	+	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. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
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.	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.
KM059 Kirkton of Durris 32 residential units.	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 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 residence 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 tot 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.
Marykirk											
KM036 Marykirk Mixed development including 49 residential units and retail use	0	+	+	+	+	0	+/-	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. 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. 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
KM084 Marykirk 70 residential units at West Park, Marykirk.	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. 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	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.
KM103 Muchalls 30 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 a negative due to the impact of development.
Newtonhill											
KM111 Newtonhill Playing fields adjacent to P3.	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	○	○	○	+	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	○	○	○	○	+	+	+	○	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	○	○	·	·	○	○	+	+	+	○	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 or Commercial Development.	○	○	○	·	○	○	+	+	+	○	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.	○	○	○	·	○	○	+	+	+	○	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.	○	○	·	·	○	○	+	+	+	○	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.	○	○	·	·	○	○	+	+	+	○	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.	·	○	·	·	○	○	+	+	+	○	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)	·	○	·	·	○	○	+	+	+	○	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.	+	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 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	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	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.
KM037 Stonehaven 5 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.

KM024 Stonehaven Mixed use 245 residential units and 11,625 sqm employment.	+	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	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	+	++/-	+	+	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 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.
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	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.
KM042 Woodlands of Durries 7 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.
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	+/-	+	+	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	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 due to the lack of school capacity. 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.

KM004 Mill or Uras. 386683, 780211 Residential Development (11 dwellinghouses) of live/work 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. 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 (32 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 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 (15 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, Climatic Factors due to flooding, and Soil due to the development.
KM076 Netherley 384899, 796692 Residential (2 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, Climatic Factors due to flooding, and Soil due to the development.
KM029 Netherley 385032, 796567 Residential development (50 dwellings)	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	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	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.
KM052 Rickarton 384641, 794962 Employment use.	+	+	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	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	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.
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 1.7a: Preferred Option for settlements in Marr 2012 LDP

Settlement	Air	Water	Soil	Biodiversity	Climate	H health	Pop	Cul Heritage	Landscape	Mat. Asser	Summary	
Aboyne												
M1 175 houses and 5Ha employment land	-	0	0	+	0/-	+	+	0	0	+		<ul style="list-style-type: none">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.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
EH1 Carried forward from previous local plan for 135 houses.	+/-	0	0	+0	0/-	+	0	0	-	+		
Alford												
M2 44 houses, 1 Ha employment land and community facilities.	-	0	0	0	0/-	+	0	0	0	+		<ul style="list-style-type: none">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

R1 Reserved for development of a community campus school.	-	0	0	0	0/-	+	0	0	0	+		<p>Assessment and a buffer strip.</p> <ul style="list-style-type: none">R2: Positive – Proposed cemetery extension, brownfield land.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.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 Flood risk Assessment and a buffer strip.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.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.R3 – Positive – Positives – Within 400m of open space, proposes community facilities. Negatives – Loss of prime agricultural land.
R2 Reserved for cemetery extension.	0	0	0	0	0	0	0	0	0	+		
R3 Reserved for uses associated with Donside Community care/extension to medical centre.	0	0	-	0	0	+	0	0	0	+		
M1 30 houses, 1.2Ha employment land and community facilities.	-	0	0	0	+/-	0	+	0	0	+		
EH1 Carried forward for 165 houses.	+/-	0/-	0	0	0/-	+	+	-	0	+		
EH2 Carried forward for 85 houses.	+/-	0	0	0	0	+	0	-	0	+		
Banchory												
M1 30 houses, tourism and community uses including playing fields, football pitch and park and ride facility.	-	0	0	+	+	+	+	0	-	+		<ul style="list-style-type: none">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,

M2 345 houses and 2Ha business land.	-	0/-	0	-	-	+	+	0	-	+		<p>and minor flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip.</p> <ul style="list-style-type: none"> 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, 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. R3: Positive – reduces travel miles, site has linear landscaping allowing species to migrate, proposed use cemetery 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 – Mixed- Close to service centre, proposes community facilities Negatives – loss of recreational land R2 – Positive – Positives – Close to service centre and open space, proposes community facilities. BUS – Positives – Close to service centre and open space, reduce commuter traffic and proposed employment uses
H1 15 houses.	0	0	0	0	-	0	0	0	0	+		
H2 50 houses.	-	0/-	0	-	-	+	+	0	-	+		
R1 Reserved or community uses including primary school.	+	0	0	-	0	--	0	0	0	+		
R2 Reserved for a cemetery.	+	0	0	0	0	+	0	0	0	+		
R3 Reserved for potential education facilities.	0	0	0	0	+	0	0	0	0	+		
BUS Safeguarded for employment uses.	+	0	0	0	+/-	+	0	0	0	+		
Huntly												
EH3 40 houses (including 30 carried over from the previous local plan).	-	0	0	0	0	+	+	0	0	+		<ul style="list-style-type: none"> 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 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
EH4	-	0	0	0	0	+	+	0	0	+		

Carried forward for 10 houses.												
E1 Employment uses.	-	0	0	+	0/-	+	0	0	-	+		
H1 485 houses.	-	0/-	0	0	-	+	+	-	0	+		
R1 Reserved for community uses and open air recreation.	0	0	0	0	0	0	0	0	0	+		
BUS Safeguarded for employment uses.	0/+	0	0	0	+	0	0	0	0	+		
EH1 105 houses.	0/+	0	0	0/+	+	+	0	0	0	+		
EH2 Carried forward for 10 houses.	0/+	0/-	0	0/+	+/-	+	0	0	0	+		
Lumsden												
H1 30 houses.	0	0	0	0	0	+	+	0	0	+		
BUS Safeguarded for employment uses.	+	0/-	0	0	0	+	0	0	0	+		
EH1 Carried forward from the previous local plan for 6 affordable houses.	-/+	0	0	0	0	+	0	0	0	+		

traffic

- 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.
- 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
- BUS – Positive – Within SGA and Huntly has existing rail halt, landscape.
- EH1 – Positive – Within SGA and close to rail station, within 400m of open space/woodland, upgrade to waste water facilities indirect benefit.
- 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

- H1 Positive – Positives – Open space, variation in mix of housing types and tenure
- BUS – Positive – close to service centre, employment use proposed, within 400m of open space. Negative – water course adjacent
- EH1 – Positive – Close to town centre and square, proposes affordable housing

Rhynie											
H1 5 houses.	0	0	0	0	0	+	+	0	0	+	
M1 25 houses and employment land.	0	0	0	0	0	+	+	0	+	+	
<ul style="list-style-type: none"> H1 Positive – Positives - Close to service centre and open space, variation in mix of housing type M1 Positive - Close to service centre and open space, variation in mix of housing type, minimal landscape impacts. 											
Torphins											
BUS Safeguarded for employment uses.	-	-	0	0	-	+	+	0	-	+	
R1/R2 Reserved for the extension of Learney Hall (R1) and a cemetery (R2).	-	-	0	+	-	+	+	0	0	+	
<ul style="list-style-type: none"> 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. BUS 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. 											
Clatt											
H1 5 houses.	0/-	0	0	0	0	+	0	0	0	0	
EH1 Carried forward for 4 houses.	0/-	0	0	0	-	+	-	0	0	+	
<ul style="list-style-type: none"> EH1 – Neutral: Positives Within 400m of open space, part of site is brownfield land. Negatives: Increased commuter traffic, single house type, flood risk. H1 – Neutral – Positives – adjacent to village hall and open space Negatives – increased commuter traffic. 											
Crathes											
EH1 Carried forward from the previous local plan for 45 houses.	-/+	-	0	0	-	+	0	0	-	+	
<ul style="list-style-type: none"> EH1 – Neutral: Positives on a bus route, within 400m of open space, new waste water facilities would have an indirect positive effect. Negatives : Increase commuter traffic, adjacent to River Dee, part of the site is at risk from flooding, part of the site in area of landscape significance. 											

Craigwell Aboyne												
R1 Reserved for the provision of a community recycling facility.	0	0	0	0	+	0	0	0	0	0		<ul style="list-style-type: none">M101 Positive
Drumblade												
H1 5 houses.	0	0	0	0	0/-	+	+	0	0	0		<ul style="list-style-type: none">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.
Drumdelgie Calving Unit												
M1 7 houses and 2 holiday units.	0	0	0	0	0	+	+	0	-	+		<ul style="list-style-type: none">M1 Positives – close to open space, variation in mix of house type, proposes tourist accommodation. Negatives – landscape impacts
Finzean												
H1 10 houses.	0	0	0	+	+	+	+	0	-	+		<ul style="list-style-type: none">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 impactsEH1- increase commuter traffic, negative adjacent to watercourse, single house type, area of landscape significance
EH1 Carried forward for 5 houses.	0/-	0/-	0	0	0	0	-	0	-	0		
Forgue												
H1 5 houses.	0	0	0	0	0	+	+	0	0	+		<ul style="list-style-type: none">H1 Positive – within 400m of opens space, variation in house types and tenure, support schoolEH1 – Neutral – Positives – within 400m of openspace. Negatives- increase commuter traffic
EH1 Carried forward for 5 houses.	0/-	0	0	0	0	+	0	0	0	0		
Gartly												

H1 5 houses.	0	0/-	0	0	0/-	+	+	0	0	-		<ul style="list-style-type: none"> 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
EH1 Carried forward for 3 houses.	0/-	--	0	0	0/-	+	0	0	0	0		<ul style="list-style-type: none"> EH1 – Negative- part of the site is at medium to high risk from flooding, increased commuter traffic. Positives – within 400m of existing open space. Susceptible to surface water runoff. Drainage Impact Assessment will be required to mitigate.
Glass												
H1 5 houses.	0	0	0	0	0	+	+	0	0	0		<ul style="list-style-type: none"> H1 Positive – close to open space, variation in mix of house type and tenure,
Inchmarlo												
H1 60 houses.	-	0	0	0	0	+	+	0	-	+		<ul style="list-style-type: none"> H1 Positive/Neutral Positives - close to open space, variation in mix of house type Negatives – increased traffic, landscape impacts.
Keig												
H1 5 houses.	0	0	-	0	0	+	+	0	0	+		<ul style="list-style-type: none"> H1 Neutral- Positives – Close to open space, variation in house type, Negatives - loss of prime agricultural land.
Kennethmont												
H1/E1/R1 H1: 30 houses, E1: employment uses and R1: community uses and cemetery car park.	0	0	0	+	0	+	+	0	0	-		<ul style="list-style-type: none"> 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 EH1- neutral – Positives- within 400m of open space and existing service centre. Negatives – Part of site Moss of Kennethmont SESA/SINs and close to Moss of Kirkhill SSSI
EH1 Carried forward from the previous local plan for 6 houses.	0/-	0	0	-	0	+	0	0	0	0		
H2 5 houses.	0	0	0	+	0	+	+	0	0	+		

Kincardine O’Neil												
E1 Employment uses.	0	0	0	0	0	+	+	0	-	+		<ul style="list-style-type: none">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.E1 Positives- close to open space, variation in mix of type and tenure of housing. Negatives -Area of landscape significanceEH1 Positives - close to open space, variation in mix of type and tenure of housing. Negatives - Area of landscape significanceM1 – 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.
EH1 20 houses (including 15 carried over from the previous local plan).	0	0	0	0	0	+	+	0	-	+		
M1 8 houses and employment uses.	-/+	0	0	0	0/-	+	+	-	0	+		
EH2 Carried forward for 8 houses.	0	0/-	0	0	-	+	+	0	0	+		
Logie Coldstone												
M1 25 houses including community uses.	0	0	0	0	0	+	+	0	-	+		<ul style="list-style-type: none">A new or upgraded WWTW is required due to the sensitive watercourse downstream flooding, landscape impact/area of landscape significance.M1 Positive - Positives – close to open space, variation in mix of house types – Negatives - landscape impact/area of landscape significance.
Lumphanan												
R1 Reserved for community facilities.	0	0	0	0	0/-	+	+	0	0	+		<ul style="list-style-type: none">R1 Positive – Close to open space, variation in mix of house type and tenure. Negatives - minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Monymusk												
EH1	0	0	-	+	0/-	+	+	0	-	+		EH1 Positive – Within 400m of service centre and open space, variation in house type and tenure, tourist/visitor

Carried over from the previous local plan for 43 houses.												centre proposed. Negatives – Increased commuter traffic, loss of prime agricultural land, close to conservation area, minor flood risk from an adjacent water course.
EH2 Carried forward for 7 affordable houses.	+/-	0	0	0/+	0	+	+	-	0	+		EH2 – Positives – Within 400m of service centre and open space, brownfield/waste ground to domestic gardens and formal open space, proposed special needs housing. Negatives – Increased commuter traffic, within conservation area
Muir of Fowlis												
BUS (fh1)	0	0	0	0	0/-	0	0	0	0	+		BUS – Positive – Proposes employment land.
Strachan												
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.
Tarland												
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.
M1/R1 50 houses and 1Ha of employment land.	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
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 – Positive – Close to service centre and proposes employment land.

BUS Safeguarded for employment uses.	+	0	0	0	0	0	0	0	0	0	+		
Towie													
H1	0	0	0	0	0	+	0	0	0	0			H1 Positive – close to open space

Appendix 1.7b: Alternative option for settlements in Marr 2013

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>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 affects 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>
Aboyne												
<p>MA012 20 residential units at Dalwhing, Glen Tanar Estate as part of enabling development to conserve listed buildings on the estate.</p>	0	!	0/-	!	!	0	+	+	+	0		<p>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.</p>
<p>MA057 Residential use on land at Birsemore, Aboyne (potentially 16 units)</p>	0	!	0	!	0	0	+/-	+	+	0		<p>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.</p>

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	+/-	+	+	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.
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	+/-	+	+	0	The bid is largely neutral but is significantly negative in terms of 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.

MA019 Residential development on land at Greystone Farm (42 hectares), Alford	-	+	+	+	+	+	+	+	+	0	The bid is significantly negative in terms of 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. It is significantly positive however in terms of material assets through housing provision as well as population and human health as per the generic assessment.
MA036 60 residential units at Wellheads, Alford	+	0	+	+	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 material assets, population and human health through the provision of housing as per the generic assessment.
MA034 140 residential units with open space and landscaping on land at Meikle Endovie, Alford	0	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.
Banchory											
MA016 230 units and associated community uses on land at Braehead Farm, Auchattie, Banchory	+	+	+	+	+	+	+	+	+	0	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 material assets (through the provision of housing and community uses), population and human health as per the generic assessment.
MA008 4 residential houses on Minnonie Field, Banchory	0	0	0	+	0	0	+	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA007 7 residential units at Dykehead Garage, Blackhall, Banchory	0	0	0	+	+	0	+	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.

MA060 250 Residential units at Banchory North, Banchory	·	!	·	!	!	0	++/-	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA061 57 residential units at Upper Arbeadie, Banchory	·	0	·	!	·	0	++/-	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA062 56 residential units at Banchory Tillynarb, Banchory	·	0	·	!	·	0	++/-	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA063 34 residential units at Upper Lochton, Banchory	0	0	0	·	0	0	+/-	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA058 Community housing (70 units), Community Care and workshop developments, The Corsee Project, North West of Banchory	·	0	·	!	!	0	++/-	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA048 9 residential units on Land at Mains of Invery, Banchory	0	0	0	·	0	0	+	+	+	0	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 material assets (through the provision of housing), population and human health as per the generic assessment.

MA054 10 residential units at Banchory West, Banchory	0	0	+	+	+	0	+/-	+	+	+	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 material assets (through the provision of housing), population and human health as per the generic assessment.
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 material assets (through the provision of housing), population and human health as per the generic assessment.
Finzean											
MA044 16 residential units at Feughside, Whitestone, Finzean	0	+	0	+	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 material assets (through the provision of housing and supporting the primary school in Finzean), population and human health as per the generic assessment.
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.
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 Linnorrie 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	○	!	○	·	!	○	+	+	+	○	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	○	!	○	·	!	○	+	+	+	○	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	○	○	○	·	○	·	+/-	+	+	○	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 material assets (through the provision of housing), population and human health in term of the generic assessment.
Monymusk											
MA018 35-40 residential units in land west of Monymusk School, Monymusk	○	○	·	!	○	○	+	+	+	○	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	○	○	·	·	○	○	+	+	+	○	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	○	○	○	·	!	○	+	+	+	○	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.
MA005 50 residential units at Annesley Farm, Torphins	·	○	!	·	○	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 material assets (through the provision of housing), population and human health as per the generic assessment.
MA056 54 residential units with public square and potential commercial at Beltie Road, Torphins	·	○	·	·	○	·	+/-	+	+	○	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 material assets (through the provision of housing), population and human health as per the generic assessment.
Towie											
MA073 Residential use on Land (0.2 Ha) west of Towie Primary School, Towie	○	!	○	·	○	○	+	+	+	○	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 Boghead (North of Montgarrie) 375585, 822467	○	·	○	·	○	○	+	+	+	○	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 material assets (through the provision of a house), population and human health as per the generic assessment.

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 material assets (through the provision of housing), population and human health as per the generic assessment.
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. It is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
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 material assets (through the provision of housing), population and human health as per the generic assessment.
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 abut a Special Area of Conservation. The proposal would be positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA037 50 residential units at Ballogie Estate, Marywell 358355, 795834	!	!	○	!	○	○	+/-	+	+	○	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 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.

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	0	0	0	+	0	0	+	+	+	0	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 material assets (through the provision of housing and supporting the school), population and human health as per the generic assessment.
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Appendix 1.8: Cumulative Effects of the Preferred Options

Putting the main issues, policies in the existing LDP 2012, LDP 2013 and the proposed LDP 2016 allocation together, the key themes emerging from the proposed plan include

- *Land Supply and Distribution* (including development opportunity in Banff, Macduff, Fraserburgh and Peterhead through maintaining a Greenfield housing and business land supply, expanding development in Westhill with some infrastructure capacity issues with both roads and school places)
- *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; or is a building with vernacular architecture meriting support in exceptional circumstances; or is a development contributing to organic growth of settlement)
- *Allocations in the LDP 2012* (housing, employment land, tourism and this may be either consented or not consented)
- *Potential allocations for LDP 2016* (development, housing, employment land and tourism – this allocations only be allowed if the allocations in the LDP are changed during examination)
- *Town Centres* (retail facility be provided in Ellon, retail development in Stonehaven area)
- *Housing* (housing for people on modest incomes, affordable housing, development for particular needs, gypsies/travellers)
- *Climate change* (wind energy, other renewables, flooding and erosion, carbon neutrality, water efficiency)
- *Green networks and biodiversity* (LNCS, modifying SG masterplanning, open space, water and waste water infrastructure, natural environment, Protection and conservation of the water environment, Protection and conservation of trees and woodland)
- *Safeguarding resources* (historic environment, water, agricultural land, trees, woodland, transport facilities, landscape)

These broad headings are used in the cumulative effects assessment.

Policy Options	Land Supply & Distribution	Rural Development	Allocations in LDP 2016	Allocations in LDP 2012	Town centres	Housing	Climate Change	Green Networks /Biodiversity	Safeguarding policies	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
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Air											<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. The preferred Main Issues 15 seeking to delete the “F” allocations to remove unrealistic expectations of development potential for these sites will minimise air quality problems in Inverurie. 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> <p>The plan consists of two conflicting ideas. First, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail proposals are likely to have negative implications for this receptor. Second, climate change, green networks and biodiversity and safeguarding resources policy covering transport facilities on the other hand are likely to have positive benefits for this receptor in the long-run. These safeguarding issues do not necessarily neutralise air quality issues through neutralising effects since some aspects of that provision (e.g. quarrying) have inherent air quality issues. Overall, the effects on air quality are mixed but unlikely to be significant.</p>
	-	-	-	-	0	0	+ / -	+	+	+ / -	

Water												<p>Water: the development actions under proposals for Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail proposals 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 MIR 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 MIR through the forthcoming 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 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 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. Overall, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail are likely to have significant negative effects on water in Aberdeenshire. Town Centre and housing proposals will have minor effects. For Climate change, Green networks and biodiversity, safeguarding resources options, the effect are likely to be positive because of the positive effects of measures such as water saving technologies.</p>
	-	-	-	-	0	0	+	+	+	+	- / -	

Soil											<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. However, 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. However given the inclusion of safeguarding policies, the effects are unlikely 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. Most of the developments will take place within the LDP away boundary; there is therefore no possibility of cross-boundary effects. Because of the appropriate safeguards, it is not envisaged that any short-term soil sealing, compaction and loss in places will combine with loss of peat soils elsewhere to lead to significant adverse effects on Aberdeenshire soils. Appropriate safeguards will also be put in place to safeguard sites of geodiversity interest. For these reasons, synergistic effects of developments on soil are unlikely. Incremental sealing, erosion, compaction through continuous development activities in the next 25 years could cause nibbling effects without safeguards. From our assessment, the scale of development envisaged is large scale. But because of the safeguards, the effects of the proposed developments supporting policies are unlikely to have a long-term implication for soil.</p> <p>Overall, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail are likely to have negative effects on soil in Aberdeenshire. Town Centre and housing proposals will have minor effects. For Climate change, Green networks and biodiversity, safeguarding resources options, the effect are likely to be positive.</p>
	-	-	-	-	0	0	+	+	+	- / +	

Biodiversity											<p>Biodiversity: The Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for 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, green network 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.</p> <p>Overall, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012 and potential allocations for LDP 2016 are likely to have significant negative effects on biodiversity in Aberdeenshire. Town Centre proposals and Housing proposals will have negligible effect. For Green networks and biodiversity, safeguarding resources options, the effect are likely to be significantly positive while climate change and related policies and supplementary guidance are likely to have mixed effects.</p>
	-	-	-	-	0	0	+ / -	+	+	+	-

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 2013 and 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, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail policies are likely to have negative implications for this receptor. Green networks and biodiversity, 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, Land Supply and Distribution, Rural Development, Allocations in the LDP 2012, Potential allocations for LDP 2016, Town Centres and retail are likely to have negative effects on climate in Aberdeenshire. Town Centre and housing older people proposals will have minor effects. For climate change, green networks and biodiversity, safeguarding resources options, the effect are likely to be significantly positive.</p>
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Cultural Heritage												<p>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 safeguarding 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 the policy on green networks will enable people to experience the historic environment.</p>
	+	+	+	+	0	0	+	+	+	+	+	

Appendix 1.9 – Policy/Main Issue Assessment Criteria

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Air Impact on air quality?	2011 Air Quality Progress Report for Aberdeenshire Council http://www.aberdeenshire.gov.uk/environmental/ProgressReport_2011.pdf <u>Summary:</u> Concentrations of NO ₂ in Aberdeenshire are below air quality thresholds and there are no Air Quality Management Areas (AQMA) in Aberdeenshire. However, assessment of road transport routes/emissions, identified potential for breaches of AQMA thresholds in	Main issue would encourage car based travel in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill. Effects are likely to be medium/long term.	Main issue would encourage car based travel in other locations in Aberdeenshire. Effects are likely to be medium/long term. Main issue would result in development that would have a short term adverse effect on air quality during construction phases.	No impact on air quality	Main issue would encourage the use of active and public modes of transport in locations not close to breaching the EU objective on air quality.	Main issue would encourage the use of active and public modes of transport in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.					
Water Impact on water quality through pollution and/or abstraction? Physical impacts on a water body (i.e. through engineering works) Measures to enhance watercourses ?	Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies. http://www.sepa.org.uk/water/river_basin_planning/waterbody_data_sheets.aspx	Main issue would allow development that would result in the demand for water exceeding consented capacity within the public water system Main issue 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). Impacts are likely to be localised and medium/long term	Main issue fails to require the implementation of water efficiency measures. Main issue fails to require the use of Sustainable urban Drainage Systems (SuDS) on site for surface water drainage Main issue supports or allows development within a flood risk area (flood risk and pollutants from development may contaminate the water in times of flood) Main issue supports private water abstraction Main issue supports private waste water drainage. Impacts are likely to be	Main issue will have no impact on water quality	Main issue requires the implementation of water efficiency measures. Main issue requires SuDS on-site for surface water drainage Main issue supports sustainable flood management measures, which could stop pollutants contaminating water during times of flood. Main issue requires buffer strips.	Main issue encourages the restoration of riparian habitats and/or improvement of the ecological status of water bodies Main issue requires buffer strips.

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
			localised and medium/long term			
Climatic Factors Impact of transport on CO ₂ emissions?		Main issue would encourage increased consumption of energy derived from fossil fuels (e.g. though car use) Effects are likely to be medium/long term	Main issue fails to promote reduced reliance on energy derived from fossil fuels Effects are likely to be medium/long term	Main issue does not impact on energy consumption	Main issue promotes or requires reduced reliance on energy 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 	Main issue supports the displacement of energy derived from fossil fuels 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	Main issue allows development in an area identified as being at medium-high risk of flooding	Main issue allows development in an area identified as being at low risk of flooding Main issue allows development outwith a settlement, increasing its distance from public service provision and vulnerability to climate change. Main issue allows the use of non-SuDS methods of surface water drainage	No impact on vulnerability to climate change	Main issue supports development in settlements and therefore close to public service provision Main issue requires the use of SuDS	Main issue supports sustainable flood management measures

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
Soil Impact on agricultural land? Impact on geodiversity? Impact on soil quality during the construction phase? Impact on contaminated land?	Land Contamination Strategy http://www.aberdeenshire.gov.uk/environmental/strategy/CL_Strategy_rev_May_2010.pdf Public Register of Contaminated Land http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandIndexNov11.pdf	Main issue could have a detrimental impact on sites of national importance to geodiversity.	Main issue allows development that could have an adverse impact on sites of local/regional importance to geodiversity Main issue allows loss of prime agricultural land Main issue does not promote redevelopment of brownfield sites Main issue allows development that will have a short term adverse impact on soil during construction phases	Main issue will have no impact on the quality of the soil. Main issue will have no impact on the reduction of waste to landfill.	Main issue protects sites of importance to geodiversity Main issue protects prime agricultural land Main issue promotes the remediation of contaminated land or brownfield redevelopment Main issue 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	Main issue would allow development on carbon rich soils where there is no net benefit in terms of reducing carbon dioxide emissions	Main issue would allow development on carbon rich soils where the development would still have a net benefit in terms of reducing carbon	Main issue will have no impact on carbon soils	Main issue protects carbon rich soils	

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
			dioxide emissions (i.e. some wind turbine developments)			
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/ Consultation with the Council's Environment Team and SNH.	Main issue would undermine the conservation objectives or integrity of nature conservation designations Main issue fails to support a Biodiversity Habitat Action Plan: http://www.nesbiodiversity.org.uk/publications/habitactionplan.htm Main issue would have a detrimental impact on habitats where protected species are likely to be present Main issue would allow development in annex 1 habitats Main issues that would result in the permanent fragmentation of wildlife corridor(s) Would promote/allow	Main issue 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 Main issue fails to support a Biodiversity Habitat Action Plan: http://www.nesbiodiversity.org.uk/publications/habitactionplan.htm Effects are likely to be medium/long term	Main issue has no impact on the provision of open space or biodiversity loss	Main issue supports a proportion of proposed open space being natural/wild areas. Main issue enhances existing wildlife corridors Main issue allows the land to be changed from agricultural/brownfield to domestic gardens and formal open space Main issue requires biodiversity enhancement	Main issue promotes the creation of green networks Main issue 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 + +
		the loss of ancient, long established or semi-natural woodland. Effects are likely to be medium/long term.				
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	Main issue would have a significant impact on the integrity of the greenbelt Main issue would result in the diminution of the distinctiveness and diversity of the landscape character of Aberdeenshire	The Main issue would allow the qualities of the townscape to be adversely affected by poor design, location or use of the site Main issue I will have a negative impact on a key feature of the landscape character area	The Main issue has no impact on landscapes or townscapes	Main issue would have a positive impact on the landscape/townscape through the redevelopment of degraded brownfield sites	
Material Assets Impact on fixed assets, i.e. affordable housing, infrastructure	Consultation with Roads, Education etc. Scottish Water Asset Capacity search for water and waste water drainage: http://www.scottishwater.co.uk	Main issue would result in the loss of existing assets (e.g. employment land, harbour or disused railway lines) Main issue would result in significant strain on existing infrastructure.	Main issue would result in some additional strain being placed upon existing infrastructure.	Main issue does not promote the creation of new assets	Main issue would result in new development which would have a positive impact through provision of new housing including affordable housing, water / waste water infrastructure and transportation infrastructure.	Main issue would result in very large scale development that would have a significant positive effect through: 1) provision of affordable housing. And 2) provision of new

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
	ater.co.uk/business/our-services/new-connections/asset-capacity-search . 2013 Draft School Roll Forecast. Use capacity as forecast for 2021.				Any main issues which would result in woodland expansion and/or creation.	community facilities i.e. schools, library, healthcare, water / waste water infrastructure, transportation infrastructure And/or Any main issues that would result in significant woodland expansion and/or creation And/or Supports or creates new employment land and associated job opportunities.
Impact on vacant and derelict land?			Main issue supports development on Greenfield sites.	Main issue has no impact.	Main issue promotes redevelopment of brownfield land	
Population			Main issue promotes development without affordable housing	Main issue makes no known contribution (e.g. employment	Offices or neighbourhood centres are proposed in the Main issue, which	Main issue 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?			provision.	land, affordable housing)	could house new services. Main issue promotes variation in the mix of housing tenure and types, including affordable housing.	Main issue results in the creation of significant numbers of new jobs or new homes Main issue 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	Main issue would result in development on recreational open space (temporarily or permanent). Main issue would result in loss of existing right of way / pathway (permanent).	Main would result in the temporary loss of existing right of way/pathway	Main issue would have no impact. Impact unknown	Main issue promotes creation of open space and new pathways. Main issue promotes variation in the mix of housing tenure and types, including affordable housing.	Main issue requires creation of civic park. Main issue promotes development in regeneration areas. Main issue promotes the creation of new housing built to standards higher than current building standards. Main issue results in

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
						the creation of significant numbers of new jobs or new homes Main issue requires the delivery of new affordable housing as part of new developments.
Cultural Heritage Impact on cultural heritage designations and listed buildings? Impact on archaeological sites?	Battlefields: http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0 Environment Team	Main issue 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 and designed landscapes) Effects are likely to be medium term/irreversible.	Main issue 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). Effects are likely to be medium term/irreversible.	No impact.	Main issue promotes renovation/regeneration of historic buildings lying empty.	Main issue supports redevelopment of buildings on the Buildings At Risk register.

Appendix 1.10 - Bid Assessment Criteria

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
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. However, assessment of road transport routes/emissions, identified potential for</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. (It should be noted that a mixed use development may</p>	<p>50 - 499 dwellings or - 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>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 Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	breaches of AQMA thresholds in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.	mitigate transport related air pollution).	Effects are likely to be medium/long term. (It should be noted that a mixed use development may mitigate transport related air pollution).			
Water Impact on water quality through pollution and/or abstraction? Please note 'abstraction' only applies to sites which may require private water supplies.	GGP - Waste water drainage hotspots - Private water supplies Assessment provided by landowner/developer Site visit Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies. http://www.sepa.org.uk/water/river_basin_planning/waterbody_data_sheets.aspx	A proposal is likely to have a significant negative effect if: 1) it will exceed public sewage treatment capacity and 2) a private waste drainage system is proposed/required for more than 15 houses. Impacts are likely to be localised and medium/long term.	A proposal is likely to have a negative effect if: 1) a private waste drainage system is proposed/required for under 15 houses. and/or 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) Impacts are likely to be localised and medium term	A proposal is unlikely to have any significant effects on water quality if: 1) it is connected to a public sewer and will not exceed sewage treatment capacity. and It does not propose private water abstraction.	A proposal will have a positive effect if: 1) there is a public waste water connection with adequate capacity. And 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 Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	http://gis.sepa.org.uk/rbmp/ Click on 'Download Data' and start your map search. 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.	500+ dwellings or 20>ha of employment land	50-499 dwellings or 2-20ha of employment land	1-49 dwellings or >2ha of employment land	N/A	N/A

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Site Visits	<p>A proposal on this scale has potential to cause a significant increase in CO₂ emissions through increased car travel.</p> <p>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.</p> <p>Effects are likely to be medium/long term</p>	<p>A proposal on this scale has potential to cause an increase in concentrations of CO₂ emissions through increased car travel.</p> <p>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.</p> <p>Effects are likely to be medium term.</p>	A proposal on this scale is unlikely to have any effect on CO ₂ emissions.		
Soil Impact on agricultural land? Impact on	GGP - MRCS Prime Agricultural Land - Historic land use data	50+ dwellings or 2> ha of employment land located on agricultural land rated Class 3.1 or above A proposal of this scale will cause a significant loss of	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	All Development should be noted that while all developments are likely to have adverse effects on soil through soil erosion, desegregation,	Remediation of contaminated land 50 – 499 dwellings or 2 – 20ha of employment land A proposal of this scale would deliver a significant decrease in	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

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
soil quality during construction phase? Impact on contaminated land?	Land Contamination Strategy http://www.aberdeenshire.gov.uk/environmental/strategy/CL_Strategy_rev_May_2010.pdf Public Register of Contaminated Land http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandIndexNov11.pdf	valuable agricultural land (i.e. through increases in concentrations of contaminants, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long term	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 Impacts are likely to be localised and medium/long term.	compaction and pollution during the construction phase, these will be short term and should be considered a neutral impact.	soil contaminants Effects are likely to be localised and medium/long term.	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.			

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
Biodiversity Impact on Nature Conservation Sites?	GGP <ul style="list-style-type: none"> - Local Nature Conservation Areas - SAC/SPA's - SSSI's etc SNH Sitelink http://gateway.snh.gov.uk/sitelink/ Protected Species: http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/ Assessment provided by landowner/developer Consultation with the Council's Environment	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 2) it would have a negative impact on a Protected Species. Effects are likely to be long term.	Proposal would have a negative effect if: 1) it impacts on the wider biodiversity in terms of: a) significant land take and/or b) fragmentation of habitat networks / corridors and/or c) disturbance to wildlife and/or habitat. and/or d) loss of trees, woodland, hedgerows	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) and/or create new connections.	N/A

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Team and SNH.		Effects are likely to be long term.			
Landscape Impact on landscape quality?	GGP - SNH Landscape Character Assessments http://www.aberdeenshire.gov.uk/planning/plans_policies/LandscapePlanningAdvice.asp Assessment provided by landowner / developer to support a development option. Site visit Consultation with the Council's Environment Team and/or SNH	Proposal will have a significant impact on the key features and overall composition/quality of a landscape character area Or Proposal will have a negative impact on a landscape character area which is identified as 'sensitive'. Or Proposal would have a significant impact on the integrity of the	Proposal will have a negative impact on a key feature of the landscape character area and/or The proposal will have a negative impact on the townscape / setting of the town Effects are likely to be medium/long term.	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 Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
		greenbelt Effects are likely to be medium/long term.				
Material Assets Impact on fixed assets, i.e. affordable housing, infrastructure	Assessment provided by landowner / developer Consultation with Roads, Education etc. Scottish Water Asset Capacity search for water and waste water drainage: http://www.scottishwater.co.uk/business/our-services/new-connections/asset-capacity-search . 2013 Draft School Roll	The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of one or more of the following: 1) water/sewage network 2) local primary/secondary school 3) local roads network (Assessment should	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: 1) water/sewage, network 2) local primary/secondary school 3) local roads network	Proposal will not lead to a significant increase in pressure on local infrastructure.	<50 dwellings or < 2ha of employment land Proposal of this scale could have a positive effect through provision of affordable housing, water / waste water infrastructure, transportation infrastructure. Any proposals which include woodland expansion and/or creation.	50+ dwellings or >2ha of employment land Proposal of this scale could have a significant positive effect through: 1) provision of affordable housing. 2) provision of new community facilities i.e. schools, library, healthcare, water / waste water infrastructure, transportation infrastructure would have a significant positive effect.

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Forecast. Use capacity as forecast for 2021.	focus on the scale of the proposal and the nature of the road, i.e. A, B or C class).	(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 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
Human Health Impact on	GGP - Scottish Paths Record	The proposal will have a significant negative effect if:	The proposal will have a significant negative effect if it:	Development of site is unlikely to have any significant effects on existing pathways or access	Development of the site will lead to improved access to existing open space (i.e. new path).	N/A

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
access to open space?	- Core Paths Site Visit	1) the site is located on recreational open space	1) will lead to the loss of an existing right of way or core path	to open space		
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 Site Visits	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 and designed landscapes)	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). Effects are likely to be medium term/irreversible.	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 Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	<p>Consultation</p> <p>Assessment provided by landowner / developer to support a development option.</p>	Effects are likely to be medium/long term.				

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 2017 in Table 7.1 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 • European Biodiversity Framework 	Protection of habitats and species. Protection of wild birds and their habitats. Promotes the conservation and sustainable use of biological diversity.	Plan should protect identified habitats and species. 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 	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 <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, everyday and also degraded landscapes	LDP should consider all landscapes.
	NATIONAL	
<ul style="list-style-type: none"> • The Planning (Scotland) Act 2006. 	Promotes inclusive and efficient planning system	The plan should encourage the development of

	to improve community involvement, support the economy, and help it to grow in a sustainable way.	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"> • Draft National Planning Framework for Scotland 3 (NPF3) • National Planning Framework for Scotland 2 (NPF2) (2009) • 	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) • Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies. 	<p>Sets out high level measures required to meet Scotland's statutory climate change targets, to 2020 and in the long term.</p> <p>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.</p> <p>Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland.</p> <p>Provides information on emission levels of key pollutants and ambient air quality monitoring data</p> <p>Provides a national interpretation of broader climate change objectives</p>	<p>LDP should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. This may include policies that:</p> <ul style="list-style-type: none"> • promote sustainable alternatives to car and reduce congestion traffic pollution; and • encourage sustainable development and land use. <p>Implementation of the LDP should not result in a deterioration of air quality.</p> <p>The LDP must contribute to the promotion of development which helps to reduce Scotland's carbon footprint and help meet carbon saving LDP should contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.targets for Scotland.</p>
Heritage Design and Regeneration <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 	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>Statement for Scotland (2010)</p> <ul style="list-style-type: none"> • People and Place: A Policy Statement for Scotland (2006) • Green Infrastructure: Design and Placemaking (2011) 		
<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>	<p>The LDP should promote the sustainable management of soils.</p>
<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; • 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; 	<p>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.</p> <p>The LDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region.</p>

	<ul style="list-style-type: none"> • 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. 	
Homes, Population and Health <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) • 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 	<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>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>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>

<p>Effects</p> <ul style="list-style-type: none"> • Scottish Executive <i>Reaching Higher – Building on the Success of Sport 21(2007)</i> • 'Making the Links: greenspace for a more successful and sustainable Scotland' (2009) 		
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> • Wildlife and Countryside Act 1981 (as amended) • The Nature Conservation (Scotland) Act 2004 • Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004) • 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>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. Protect and expand Scotland's forests and woodlands and increase their value to society and the environment.</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>
<p>Water</p> <ul style="list-style-type: none"> • Water Environment (Controlled Activities) (Scotland) Regulations 2011 • Water Environment and Water 	<p>Protects the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. Ensures that all human activity that can have a</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>Services (Scotland) Act (WEWS) 2003</p> <ul style="list-style-type: none"> • 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 (2006) • Improving the Quality of the Scotland's water Environment 	<p>harmful impact on water is controlled.</p> <p>Creates a framework in which organisations involve in flood risk managed can coordinate actions to delivery 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>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</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>
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	to encourage economic investment.	
Waste <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>	LDP should support measures to manage waste in the LDP area.
	REGIONAL	
Cross Sectoral <ul style="list-style-type: none"> Aberdeen City and Shire Structure Plan 2009 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>
Nature Conservation & Biodiversity <ul style="list-style-type: none"> North East Scotland Local Biodiversity Action Plan (2000) Forest and Woodland Strategy for Aberdeenshire and Aberdeen 	Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships;	<p>The LDP should promote and protect biodiversity.</p> <p>The spatial strategy should not result in conflict with forest and woodland priorities.</p>

(2005)	Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action. Provides a framework for woodland development and management.	
Population & Human Health <ul style="list-style-type: none"> Core Paths and Access Strategies for Aberdeen City Council and Aberdeenshire Council 	Core Paths Plans and Access Strategies look to promote themes of: <ul style="list-style-type: none"> Green spaces Human health and well being Accessibility Inclusion Biodiversity 	LDP should contribute towards improving the health and well being of the LDP area by promoting core paths and accessibility to the countryside and green places.
Waste and air <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 	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

2011		
Soil <ul style="list-style-type: none"> Aberdeenshire Council Contaminated Land Strategy 2011 	<p>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.</p>	<p>The LDP should seek to redevelopment contaminated sites and avoid increasing the number of potentially contaminated sites unnecessarily.</p>
Access, Open Pace and Landscape <ul style="list-style-type: none"> Aberdeenshire Core Paths Plan 2013 Aberdeenshire Council Parks and Public Open Spaces Strategy 2010 Aberdeenshire Landscape Character Assessment 	<p>Provides the basic framework of paths to meet communities' needs (welcoming, well signed, and well maintained) while minimizing any potential conflict with land management .</p> <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>The LDP should support core paths, and ensure development does not adversely affect core paths. The LDP should ensure the strategy is incorporated.</p>
Waste <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>
Community Planning <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.</p> <p>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 LDO should support community plans.</p>
Historic Environment <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>
Housing <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</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>

				Built Environment and Energy as areas in which global footprint reductions could be achieved.	
Total CO₂ 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 CO₂ 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 CO₂ 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 CO₂ 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 CO₂ 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
LULUCF* CO₂ 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	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	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

		flooding.	winters and shorter drier summers with implications for flooding.		
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 and Newmachar; River Ythan around Ellon, and Methlick; River Don around Strathdon, Port Elphinstone/Kintore/Inverurie; River Dee around Ballater, Westhill and Aboyne; Kinkandine and Angus Coastal around Stonehaven	Aberdeen City: 9 areas/catchments including Buchan Coastal (Bridge of Don), Aberdeen North Coastal (Seaton), River Don (Danestone), River Don (Dyce), Aberdeen South Central (Kincorth), Aberdeen South Central (Rosemount), River Dee (Cults), River Dee (Peterculter)	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 See Appendix XX for details
Estimated Weighted Annual Average damages within PVA	Aberdeenshire • 2011 - £17,080,000.00	Aberdeen City • 2011- £22,390,000.00	No trend	Cost implication for developing areas at risk from flooding must be taken into account and	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</i>

				allocating land for development and imposing constraints	and Aberdeen City. Edinburgh: SEPA
Total Area (Km ²) in PVA	Aberdeenshire • 2011- 529	Aberdeen City • 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 • 2011- 1820	Aberdeen City • 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: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Non-Residential Properties in PVA	Aberdeenshire • 2011- 272	Aberdeen City • 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)	Applications Received • 06/12-10/12 - 0 • 10/12- 06/13 – 4 No of Approvals	No data	No discernible trend	This is likely to have positive effect on climatic factors	Aberdeenshire Council Monitoring Statement

	<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 				
Wind Farms and Medium to large wind turbines ALDP 03 rd2	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
Carbon neutrality in new development ALDP 08 Isd11	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 -7 • 10/12- 06/13 -104 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 6 • 10/12- 06/13 - 87 No of Refusals <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)	Aberdeenshire Smoke <ul style="list-style-type: none"> • 2006 – 69 • 2010 - 53 • 2011 – 41 Grit/Dust <ul style="list-style-type: none"> • 2006 – 16 • 2010 -10 • 2011 – 20 Odour/Fumes <ul style="list-style-type: none"> • 2006 – 126 • 2010 - 79 • 2011 – 52 Vehicle emissions <ul style="list-style-type: none"> • 2006 - 0 • 2010 – 0 • 2010 - 1 	Aberdeen City None	Complaints on smoke, odour and Fume related are falling while complaints on Grit/Dust are rising in Aberdeenshire.	No data	Aberdeenshire Council Air Quality Progress Reports 2007-2012 Aberdeenshire Council Air Quality Updating Report 2012
Air quality (NO ₂) in $\mu\text{g}/\text{m}^3$	Inverurie 1-4 <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 Mintlaw <ul style="list-style-type: none"> • 2006 – 17.5 • 2007 – 21.0 • 2008 - 16.1 • 2009 – 18.9 • 2010 – No data • 2011 - No data 	Market Street1 <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 Union Street <ul style="list-style-type: none"> • 2007 – 53.0 • 2008 – 54.0 • 2009 – 56.0 • 2010 – 59.0 • 2011 – 44.0 	NO ₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO ₂ at all monitoring locations. But there	NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives.	2010 Air Quality Progress Report For Aberdeenshire Council Aberdeenshire Council Air Quality Updating and Screening Assessment (2012) Real-Time Air Quality Monitoring in Aberdeen on 5/3/2013 Aberdeen City Council Air

	<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 • 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"> • 5/3/2013 - 41.2-52 <p>Anderson Drive</p> <ul style="list-style-type: none"> • 2007 – 28.0 • 2008 – 25.0 • 2009 – 24.0 • 2010 – 27.0 • 2011 – 23.0 • 5/3/2013: 36.3-41 <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 • 5/3/2013: 61.3-91-9 <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 • 5/3/2013: 8.4-24.7 <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 • 5/3/2013: 32.7-47.6 <p>EU annual mean limit value (40 µg/m³)</p>	<p>is little change in Aberdeen City between 2006 and 2009 but a fall between 2009 and 2011</p>		<p>Quality Progress Report 2009</p> <p>2012 Air Quality Updating and Screening Assessment for Aberdeen City Council</p>
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Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective) (projected)	No issues in Aberdeenshire	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> • 2010 - < 10 • 2012 - 0 • Anderson Drive AQMA • 2010 - 10-100 • 2012-2016 -<10 <p>City Centre AQMA</p> <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>	The NO2 concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO2 at all monitoring locations. Little change in Aberdeen City between 2006 and 2013.	No monitoring of NO2 in Aberdeenshire but NO2 concentrations are monitored by Aberdeen City Council at Union Street and Market Street. It continuous monitoring sites exceed national objectives.	<p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council</p> <p>Aberdeen City Council Air Quality Progress Report 2010</p>
Air quality (PM10) 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>	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>

		<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>			
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 - 100-1000 • 2012 -10 -100 <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012-2016 - 10-100 <p>City Centre AQMA</p> <ul style="list-style-type: none"> • 2010 - >1000 • 2012 - >1000 • 2016 - 100-1000 <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 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>	<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>	<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</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>

	<ul style="list-style-type: none"> • 2010: 8 • 2013: 1 bad status <ul style="list-style-type: none"> • 2010: 0 • 2013: 0 	<ul style="list-style-type: none"> • 2010 – No data • 2013 – 0 bad status <ul style="list-style-type: none"> • 2010 – No data • 2013 – 0 		status in order for the area to reach the targets.	
Quality of water bodies (Coastal)	high status <ul style="list-style-type: none"> • 2010 - 6 • 2013 - 6 good status <ul style="list-style-type: none"> • 2010 - 8 • 2013 - 7 moderate status <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 poor status <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 bad status <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 	high status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 good status <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)	high status <ul style="list-style-type: none"> • 2010 - 4 • 2013 - 3 good status <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 0 moderate status <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 poor status – 0	high status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 good status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 	Same as above	Same as above	Same as above

	<ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 bad status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 				
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	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	Same as above	Same as above	Same as above

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

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

Prime agricultural land (Grades 1 to 3.1)	<p>Aberdeenshires 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>
<p>Biodegradable Municipal waste landfilled (tonnes):</p> <p>LA Collected Bio-degradable MW</p>	<p>Aberdeenshire:</p> <p>2007/08 – 70,286</p> <p>2008/09 – 68,355</p> <p>2009/10 – 65,864</p> <p>2010/11 – 68,832</p>	<p>Aberdeen City:</p> <p>2007/08 – 67,322</p> <p>2008/09 – 63,333</p> <p>2009/10 – 55,654</p> <p>2010/11 - 49,277</p>	Exceeds , 2008/09; 2010/2011 allowance		<p>SEPA (2009) Waste Data Digest 12</p> <p>SEPA (2009) Waste Data Digest 11</p> <p>SEPA (2009) Waste Data Digest 10</p> <p>SEPA (2009) Waste Data Digest 9</p>

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
% of Total waste arising	2008/09 – 25.9 2009/10 – 26.9	2008/09 – 14.8 2009/10 – 15.9	Things are improving in the City but worsening in the	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11

recycled	2010/11 - 26.3	2010/11 - 18.9	Shire		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
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_report_s.aspx and landfill capacity reports -
Quantity of	Northeast	Scotland	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_report_s.aspx

waste accepted (tonnes)	2007 - 3,899,260 2008 - 1,748,964 2009 - 1,464,247* 2010 - 1,409,272* * Aberdeen City and Shire total	2007 - 16,392,335 2008 - 17,684,064 2009 - 14,023,400 2010 - 15,966,129			te capacity infrastructure/national capacity report s.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 report s.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 report s.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 report s.aspx and landfill capacity reports -
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	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 report s.aspx and landfill capacity reports -

	City and Shire total				
Peat soils	<p>4 types of peaty soils</p> <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	<p>Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p>Peaty podzol is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p>Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p>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</p>	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, but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the	The north of Scotland is mostly stable with little erosion, but south of Mallaig, towards Carlisle, the coastline is predominantly eroding but stable	The coastline is predominantly eroding along the east. Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion. Upland schemes such as	Increase in soil erosion from wind and water, bad land use practices, such as locating tracks/access roads on	<p>Aberdeen City (2007) State of the Environment Report http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&slD=883</p> <p>SEPA (2006) State of Scotland's Environment Report 2006</p>

	coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers.	where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient.	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).	steep/ upland areas as well as using motorised vehicles on sand dunes.	http://www.sepa.org.uk/science_and_research/data_and_reports/state_of_the_environment.aspx
Geodiversity					

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, ^{SNHi} http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
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, ^{SNHi} http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
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, ^{SNHi} http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
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, ^{SNHi} http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>

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) Source: <u>SNH 2009</u>
Local natural heritage designations - Sites of Interest of Natural Science (SINCS)	<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) Source: <u>SNH 2009</u>
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: <u>SNH 2009</u>
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: <u>SNH 2009</u>
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: <u>SNH 2009</u>
Local natural	<u>Aberdeenshire</u> –	<u>Aberdeen City</u>	No trend	New development has	SNH, <i>SNHi</i>

heritage designations - District Wildlife Site	sites – 0 Hectares – N/A	site – 70 hectare – N/A		the potential to put pressure on site	http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
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, SNHi http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
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. This detail is likely to be taken forward through the local development plan and supplementary guidance.	Aberdeen City Council (2010) Open Space Audit
How “Protection of nature	Applications Received • 06/12-10/12 – 0	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent	Aberdeenshire Council Monitoring Statement

conservation sites" Policy is applied to Planning Applications	<ul style="list-style-type: none"> • 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 			with safeguards are being approved	
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 conservation of agricultural land" Policy is applied to Planning Applications	Applications Received <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 	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

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	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)

		<ul style="list-style-type: none"> • 2003-2005 – 74.2 • 2008-2010 - 75.5 Female <ul style="list-style-type: none"> • 1998-2000 – 78.4 • 2003-2005 – 79.2 • 2008-2010 – 80.4 			
Healthy life expectancy at birth (& 65) years	Aberdeenshire male <ul style="list-style-type: none"> • 1999-2000 -58.2 (9.7) • 2003-2005 – No data • 2008-2010 – No data female <ul style="list-style-type: none"> • 1999-2000 -60.7 (9.9) • 2003-2005 – No data • 2008-2010 – No data 	Aberdeen male <ul style="list-style-type: none"> • 1999-2000 -55.6 (7.4) • 2003-2005 – No data • 2008-2010 – No data female <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	Aberdeen and Aberdeenshire both require sporting facilities ranging	No trend	Positive steps have been made to ensure everyone has access to sport, leisure and	Local facilities will be addressed through the Local Development Plans	Aberdeen City Council (2002) Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City

identified need	from badminton courts and golf courses to swimming pools		recreation facilities, however limited progress has been made to provide.	although if regional sporting facilities are identified these may come through the LDP.	Aberdeenshire Council (2005) Sports Facility Study Updated Report
Care home 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)
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	Same as above

				prices and falling value of the pounds worsens the situation	
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
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%)	Aberdeen 2012– 3180 (2.1%) 2013 – No data	No trend collected	Pressure on Government and LA resources	Same as above

	2013 – No data				
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 • 2010 – 245780 • 2011 - 248383 • 2012 - 251055 • 2013 - 253695	Aberdeen • 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 • 2010 – 103770 • 2015 - 110600 • 2020 - 117640	Aberdeen • 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 • 2010 – 2.35 • 2015 – 2.32 • 2020 – 2.27	Aberdeen • 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 • 2001 - 226940 • 2010 – 245780 • 2011 – 247600 • 10yrs' change – 4%	Aberdeen • 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	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/publication

	<ul style="list-style-type: none"> • 1 yr's change - 0.7% 		the Shire's 20,660 addition		s-and-data/population-estimates/index.html 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/publication/s-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/publication/s-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 • 2013– 3,715	Aberdeen City Listed buildings • 2013– 1,212 Aberdeen City and Shire Listed buildings • 2013– 4,927	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	Aberdeen City and Shire LDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeenshire • 2013– 228	Aberdeen City • 2013 – 26 Aberdeen City and Shire • 2013 – 254	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	
Conservation Areas	Aberdeenshire • 2013 – 49	Aberdeen City • 2013 – 11 Aberdeen City and Shire • 2013 – 60	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	
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	<p>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).</p> <p>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>	<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 01 Bus 5)	<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 - 	No data	No significant increase	No known constraint	Aberdeenshire Council Monitoring Statement

	2 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 				
Landscape Layout, siting, and design of new developments ALDP 08 lsd2	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 53 • 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 	No data	Significant application of policy	There could be mixed effect for landscape	Aberdeenshire Council Monitoring Statement
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 data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement

	No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 7 • 10/12- 06/13- 57 				
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 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 	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
Land Uses (2009)	Aberdeenshire (6313 sq km)	Aberdeen City (186 sq km) 18600 ha		Ongoing conflict between how maintenance and	Aberdeenshire Council Open Space Audit Aberdeen City Open Space Audit

	631300 ha			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.	
• 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
• 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
• 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&slID=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
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)	<p>The supply of immediately available employment land in Aberdeen is dispersed over six sites and is currently around 30% of the marketable supply. 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>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 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>Uneven supply of employment land has impacts on ability to work and live within a close proximity thus increasing the likelihood of people 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 (2013) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></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</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</p>			Bank of Scotland's Rural Quality of Life Survey 2009

	<p>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 top amongst ten other rural local authorities.</p>	<p>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 1,295mm) and slightly more weekly sunshine hours (25.5 hours against the Scotland average of 24.9).</p>			
MA Housing Allocations 2007-2016 ALDP 05 hsg 1	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 -13 <p>No of Approvals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 9 <p>No of Refusals</p> <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	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 -1 <p>No of Approvals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 	No data	No significant increase	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement

	<ul style="list-style-type: none"> • 10/12- 06/13 - 1 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 				
MA Affordable Housing ALDP 06 ahsg 1	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
MA Gypsies and Travellers ALDP 07snh3	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 rtl1)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 4 • 10/12- 06/13 – 37 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

	<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 				
MA Retail development in the countryside ALDP 02 rt12	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 countryside ALDP 03 rd1	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 12 • 10/12- 06/13 – 403 No of Approvals <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 	No data	Number of applications have increased	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement
MA Enabling development ALDP 10 ed 1	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 data	No discernible increase	No known constraint	Aberdeenshire Council Monitoring Statement

	No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 4 				
MA Tourist facilities and accommodati on (ALDP 01 Bus 4)	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	-

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	-

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 in Aberdeen City and Aberdeenshire

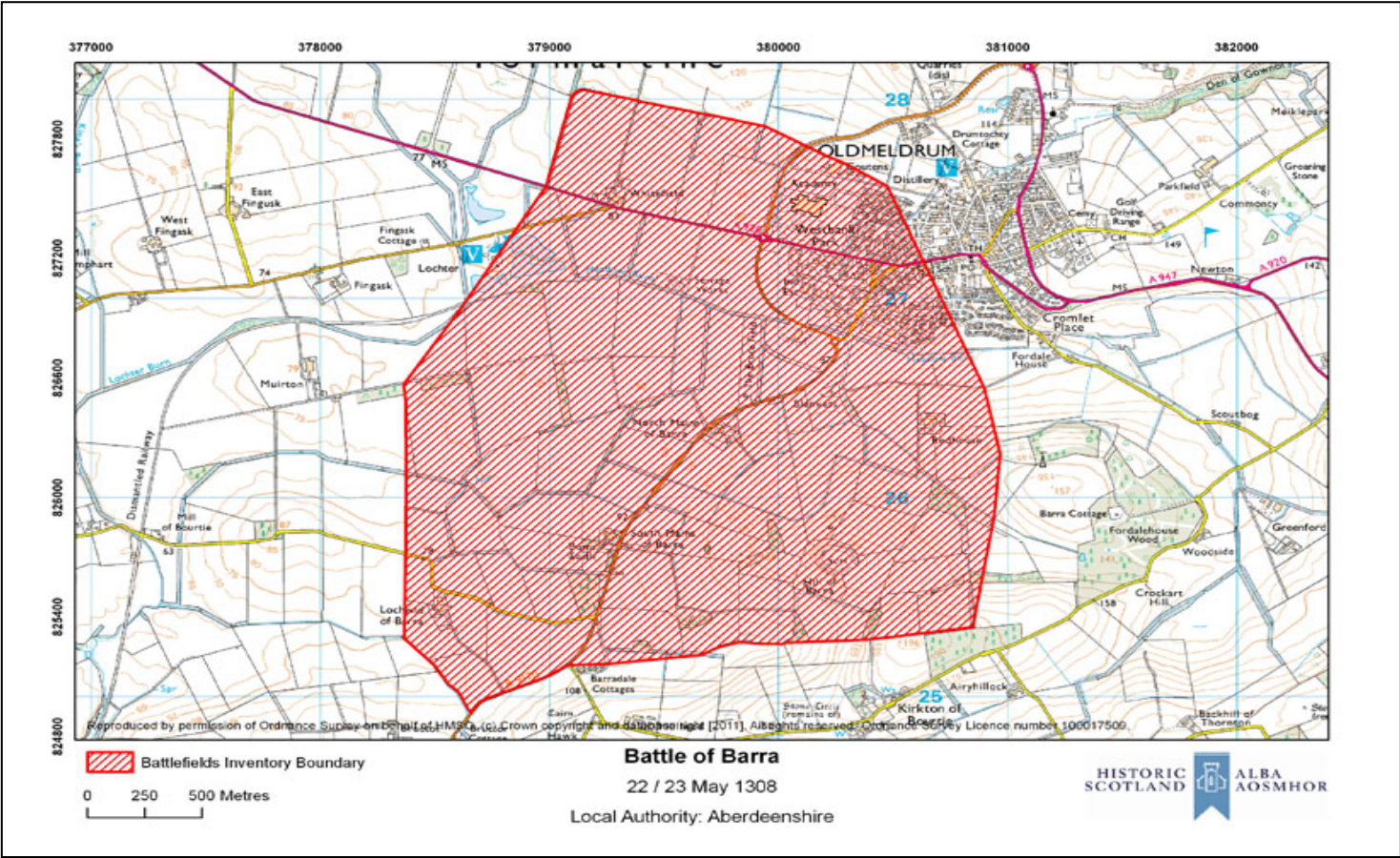
	No of PVAs	Annual Average Damage	River Flooding	Coastal Flooding	Surface Water Flooding	Total Area (Km ²)	Property in PVA (Resid.)	Property in PVA (Non-Resid.)	Land Cover in PVA (Urban)	Land Cover in PVA (Agric)	Land Cover in PVA (Forestry)
Aberdeen City	9										
Buchan Coastal (Bridge of Don)		£390,000	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%	39km ²	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%
Buchan Coastal (Fraserburgh)		£540,000.	8%	49%	43%	40km2	37 (0.6%)	12 (2.3%)	10%	83%	7%
Buchan Coastal (Newmachar)		£290,000.0 0	19%	0%	81%	10km2	42 (2.5%)	1 (1.9%)	32%	55%	9%
River Ythan (Ellon)		£700,000.0 0	67%	0%	33%	53km2	99(3.6%)	3 (3.1%)	17%	83%	0%
River Ythan (Methlick)		£610,000.0 0	44%	0%	56%	8km2	41 (12.3%)	15 ((38.5%)	0%	92%	8%
River Don (Strathdon)		£300,000.0 0	55%	0%	45%	28km2	12 (15%)	8 (34.8%)	0%	32%	68%
River Don (Port Elphinstone/Kint ore/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)		£350,000.0 0	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%
Kinkandine and Angus Coastal (Stonehaven)		£4,080,000. 00	0.36	0.55	0.09	21km2	456 (8.6%)	65 (15.2%)	4%	77%	16%

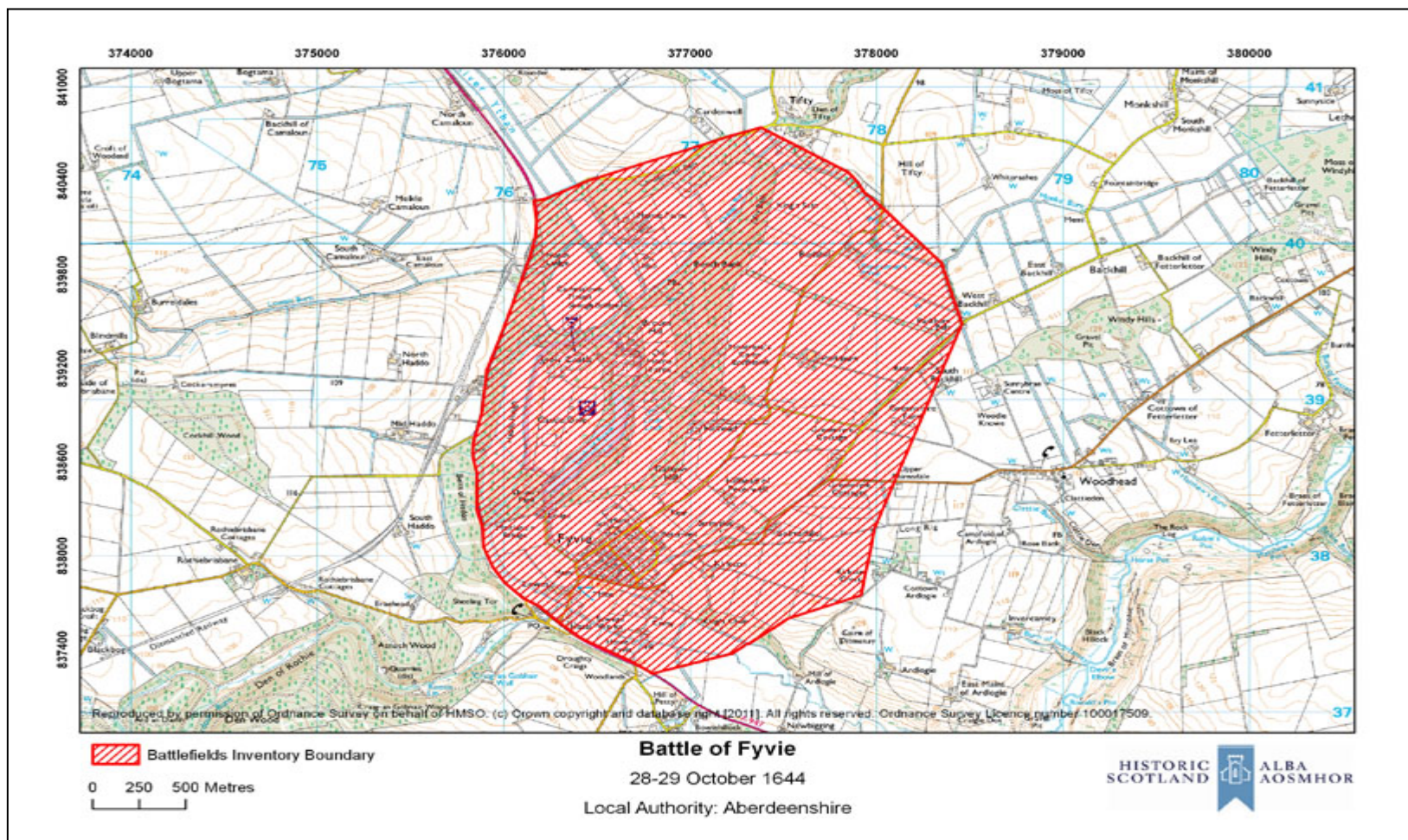
Appendix 4.1: Battle of Alford



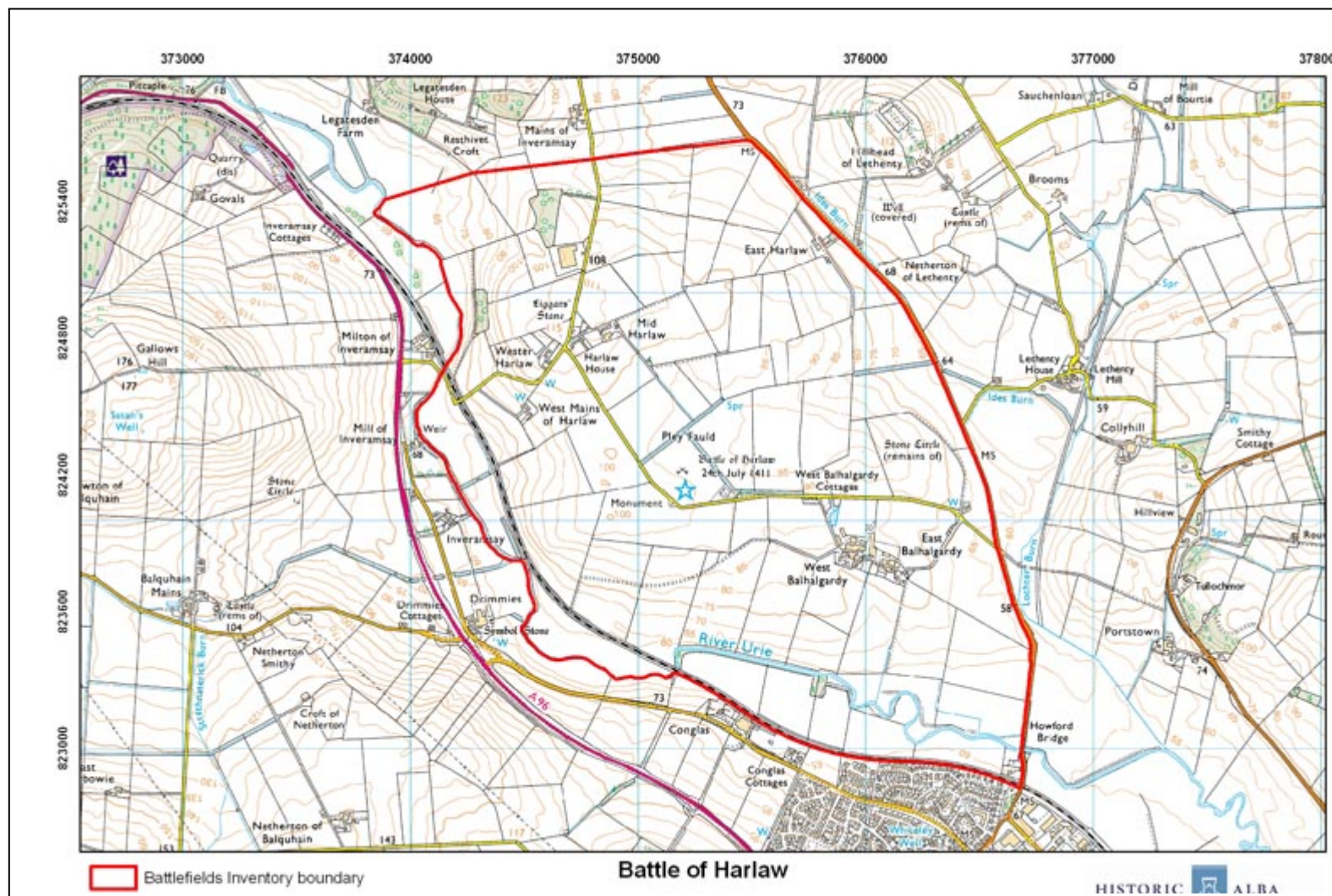
Appendix 4.2 Battle of Barra



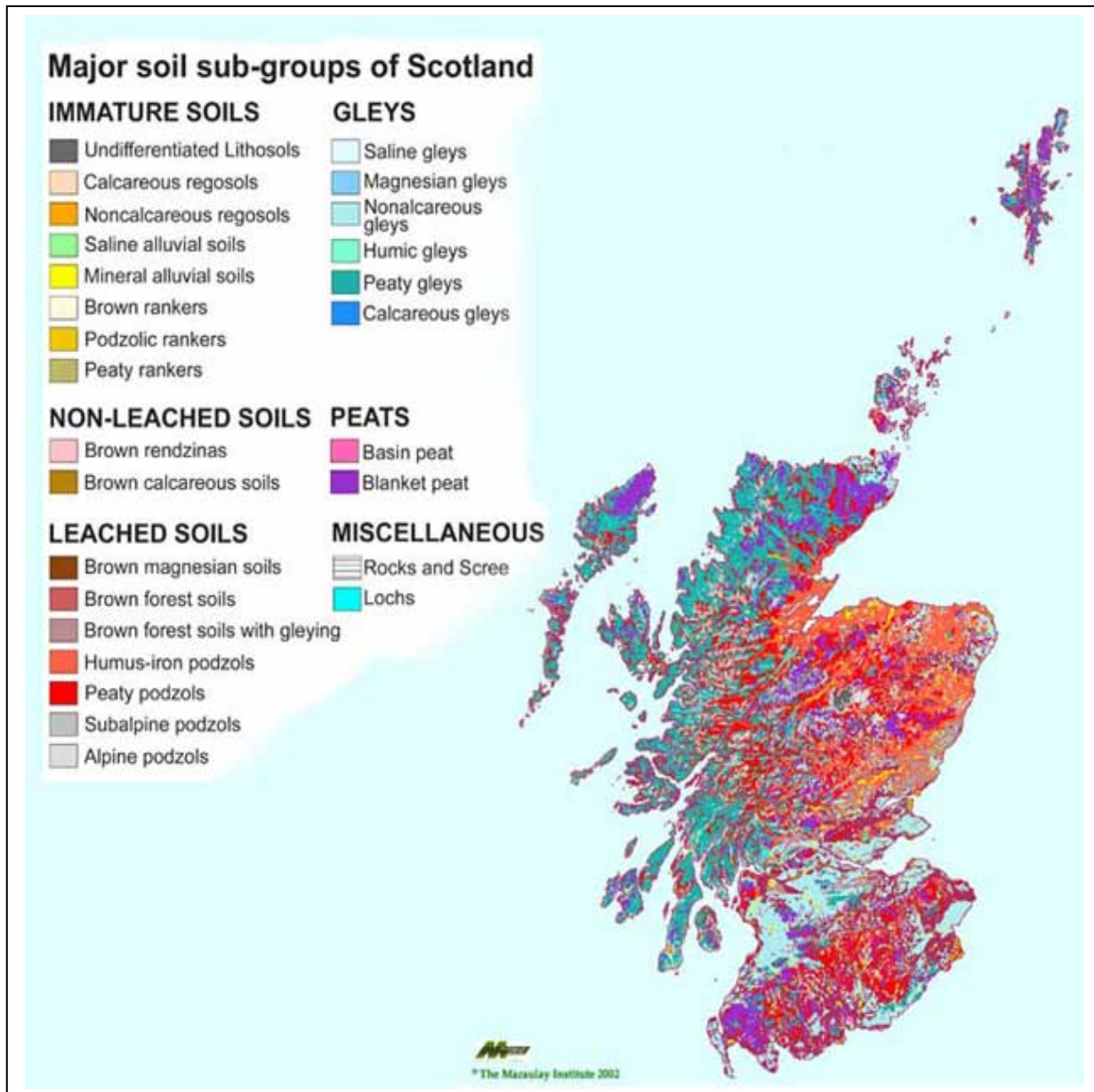
Appendix 4.3 Battle of Alford



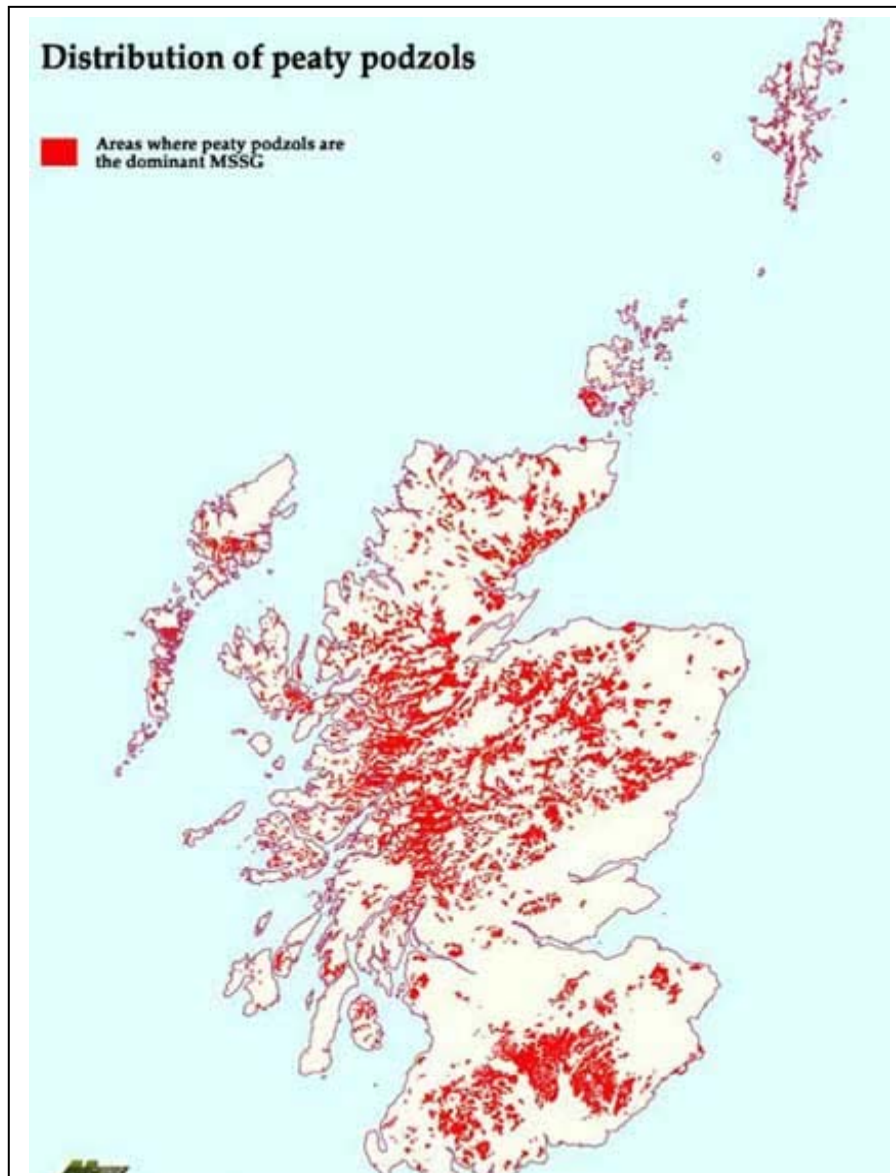
Appendix 4.4 Battle of Harlaw



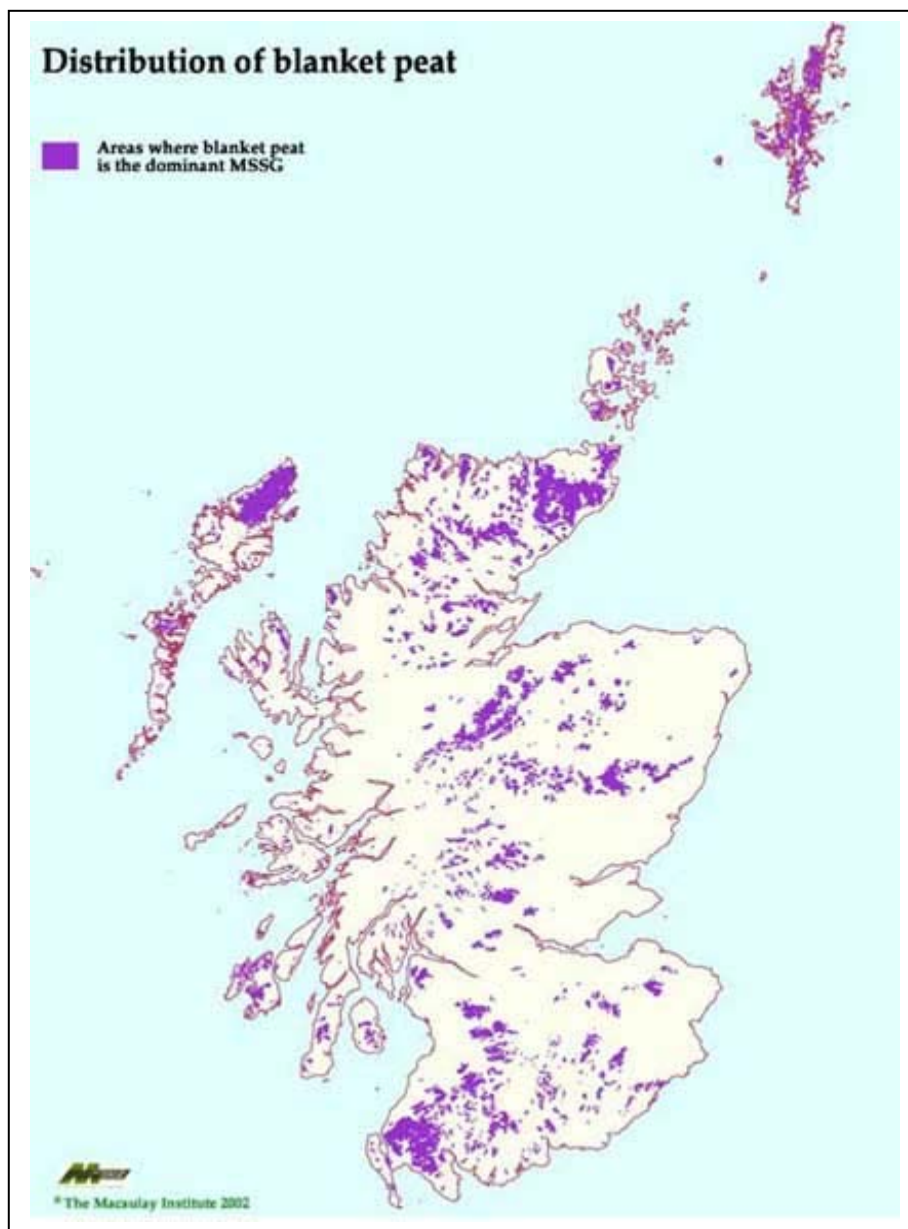
Appendix 5: Major Soil sub-groups



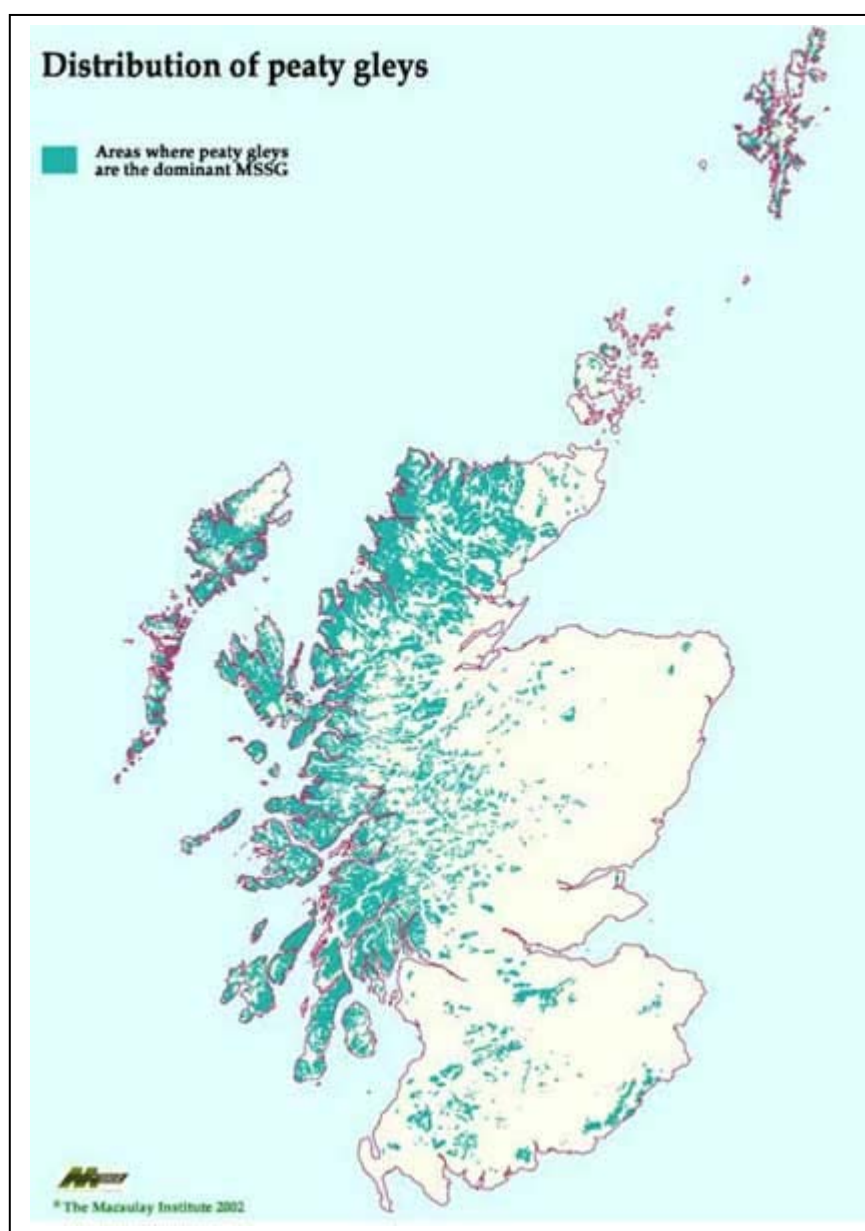
Appendix 5.1 Peaty Podzols



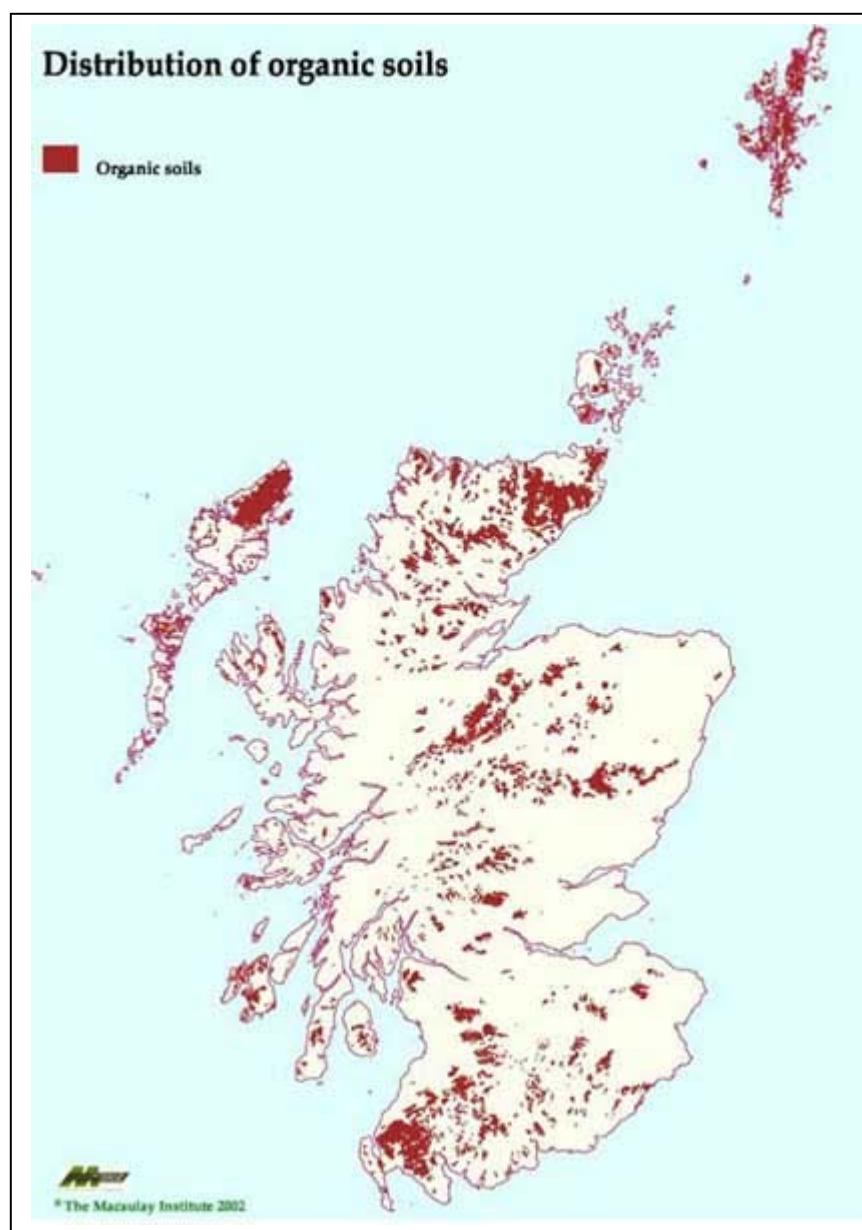
Appendix 5.2 Blanket Peat



Appendix 5.3 Peaty Gleys



Appendix 5.4 Organic Soils

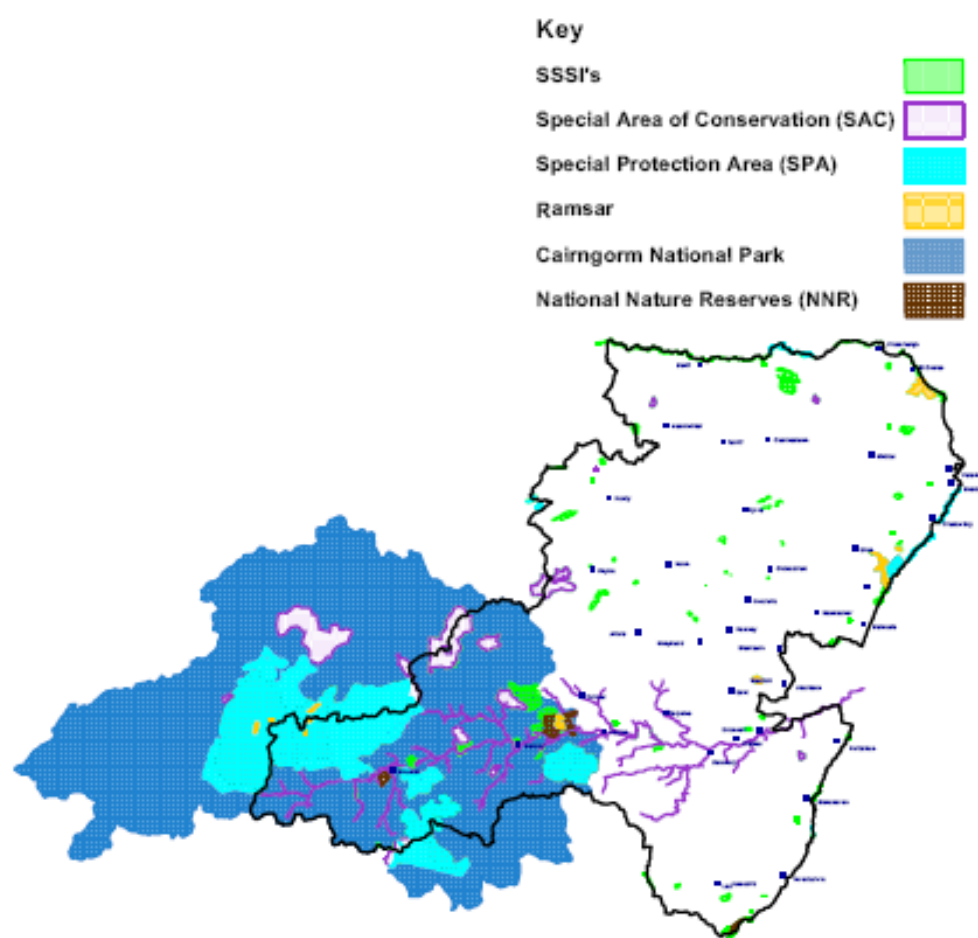


Appendix 6 – Designated sites in Aberdeenshire

Appendix 6.1- Natural Heritage Designations

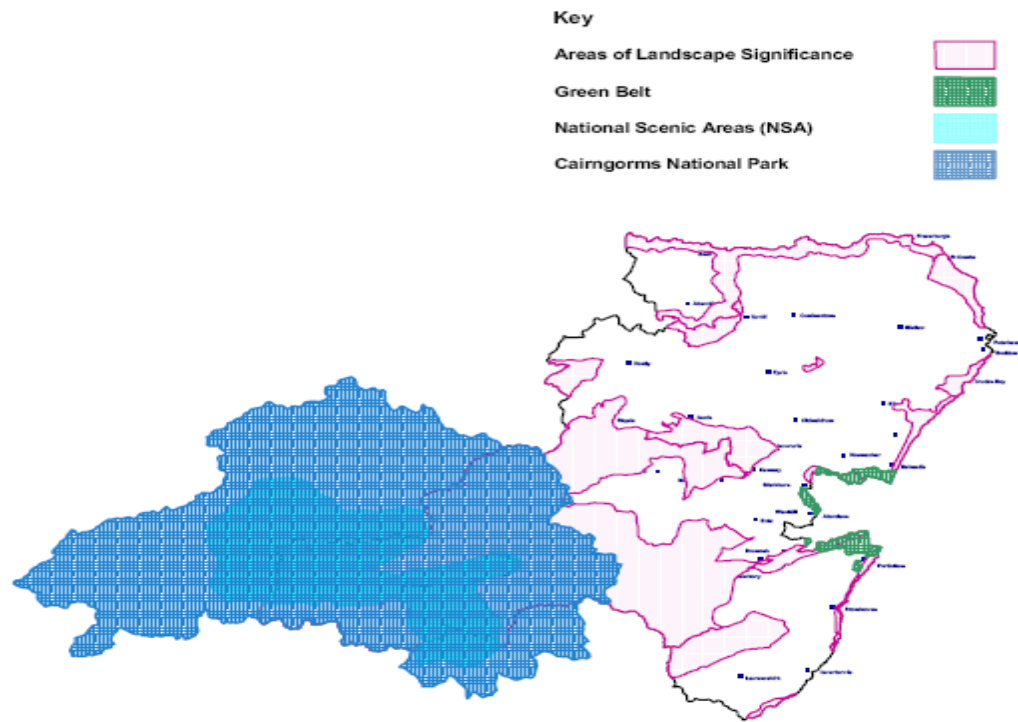
Aberdeenshire Maps

International and national natural heritage designations

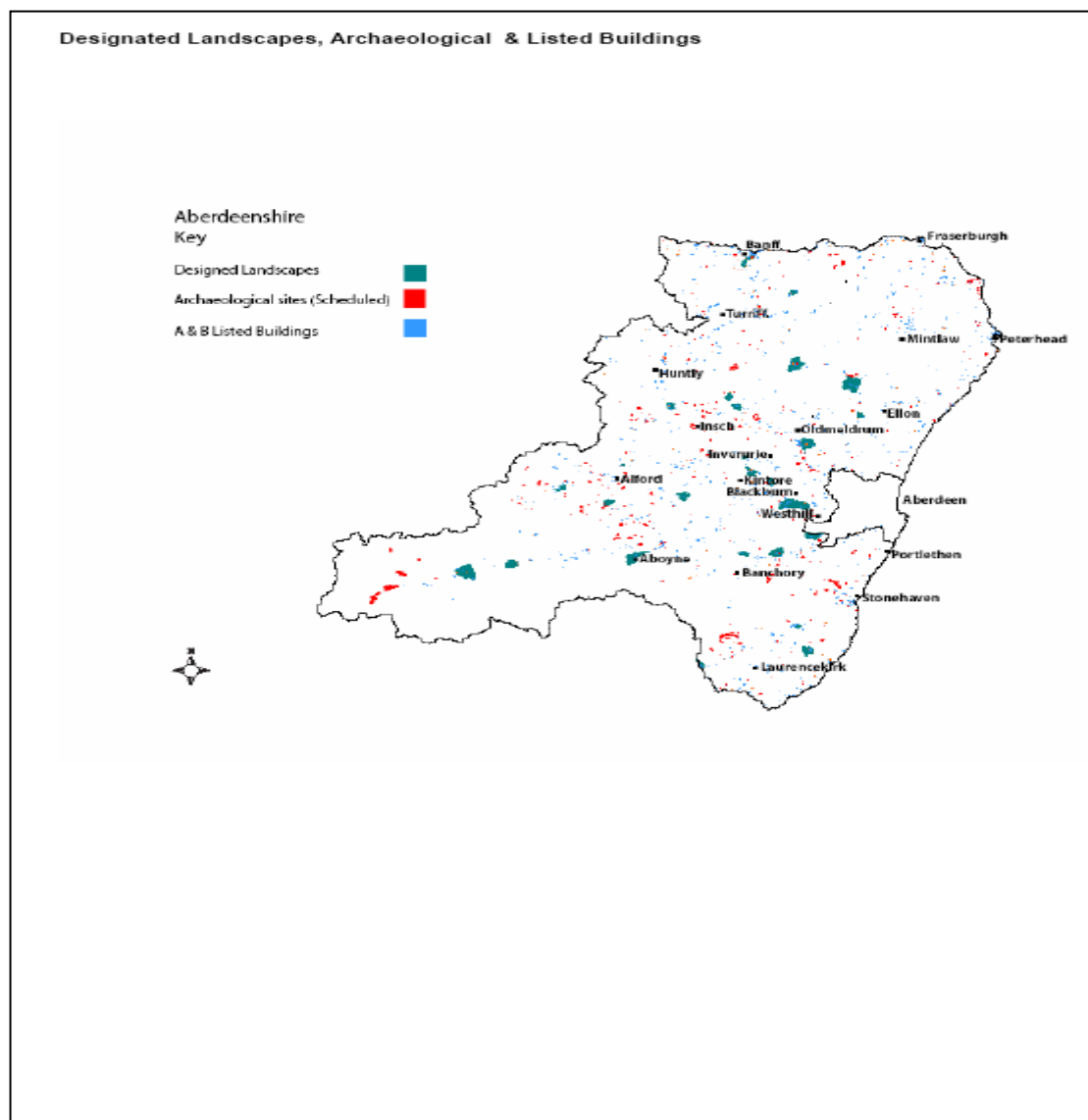


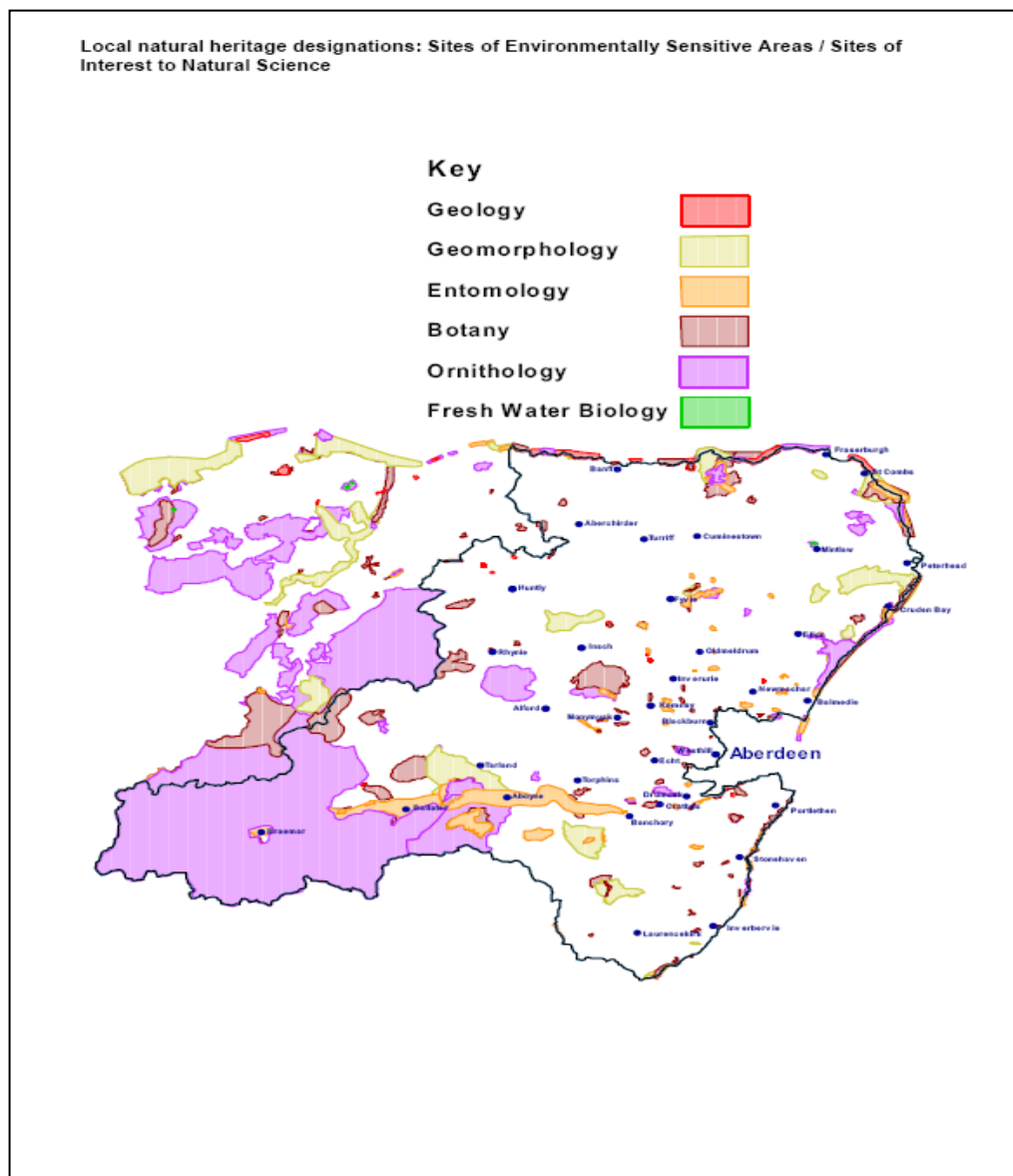
Appendix 6.2 Landscape Designations

Landscape designations: Areas of Landscape Significance, Cairngorms National Park, and National Scenic Areas

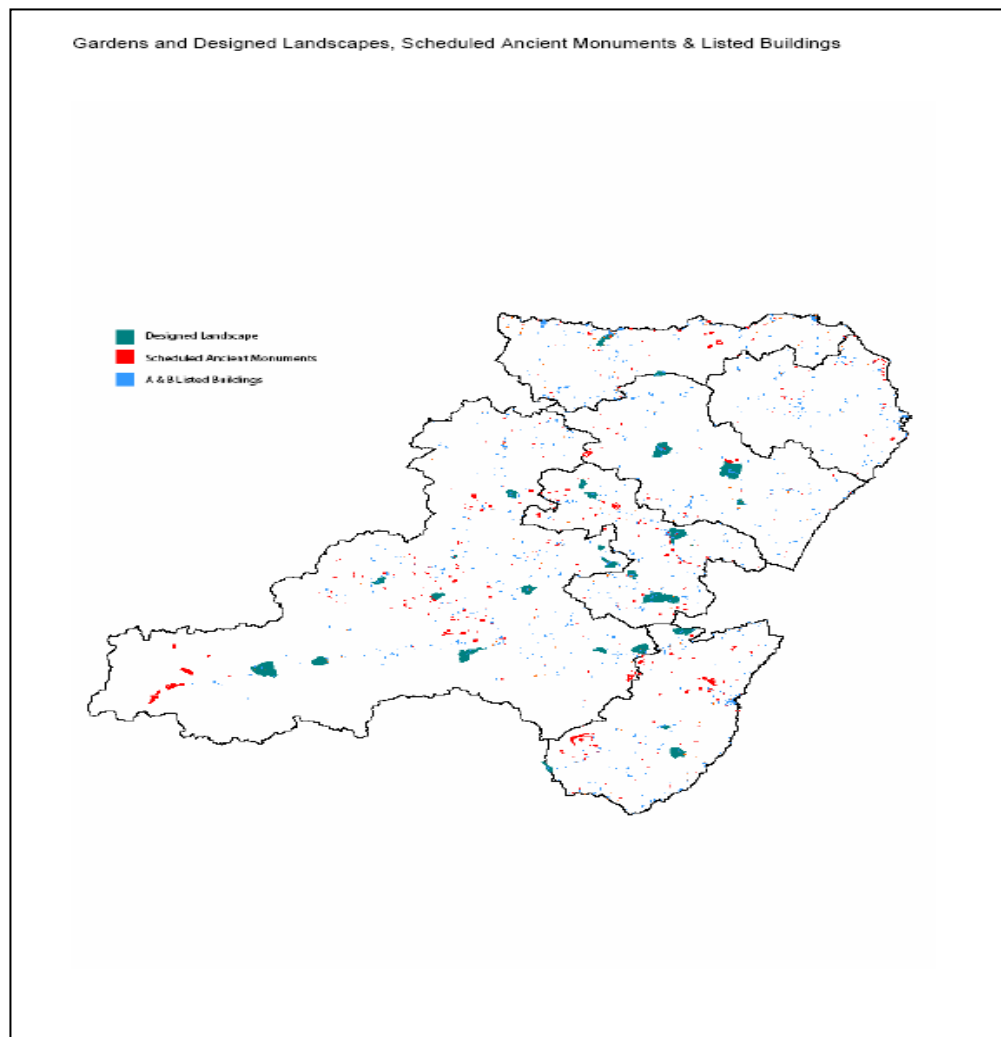


Appendix 6.3 Archaeological and Listed Buildings





Appendix 6.5 Scheduled Ancient Monuments



Appendix 6.6 Category C(S) Listed Buildings

