

**Aberdeenshire Council**

**Habitat Regulations Appraisal for Main  
Issues Report 2019**

**19 November 2018**

## Table of Contents

<b>1.0 Introduction</b> .....	<b>4</b>
Background to Habitats Regulations Appraisal (HRA) .....	4
<b>2.0 The Appraisal (Stages 1-4)</b> .....	<b>6</b>
Conclusion of Analysis .....	7
Stage 4 Discretionary Consultation on Method and Scope .....	7
<b>3.0 The Appraisal – Stage 5 Screening the proposed Aberdeenshire Local Development Plan</b> .....	<b>9</b>
<b>4.0 Screening of Policies for Likely Significant Effects</b> .....	<b>10</b>
<b>5.0 Stage 6: Applying mitigation measures at screening stage to avoid likely significant effects</b> .....	<b>12</b>
Table 5.1 Sites selected for further screening/scoping.....	13
<b>5.4 Cumulative effects on some Natura Sites between different aspects of the plan</b> .....	<b>24</b>
5.5 Conclusion .....	24
<b>6.0 The Appraisal In-combination effects with other plans and projects</b> .....	<b>25</b>
<b>7.0 Conclusion</b> .....	<b>27</b>
<b>Appendix 1</b> .....	<b>28</b>
Extract from 2015 HRA Guidance .....	28
<b>Appendix 2</b> .....	<b>29</b>
Table 1: List of potentially affected European sites and reason for selection.....	29
Table 2: Qualifying European Sites and its Current Conditions .....	30
<b>Appendix 3</b> .....	<b>42</b>
Table 3: Screening of Proposals for Likely Significant Effects .....	42
Housing Sites and ancillary development in Banff & Buchan.....	42
Housing Sites and ancillary development in Buchan .....	43
Housing Sites and ancillary development in Formartine .....	47
Housing Sites and ancillary development in Garioch .....	75
Housing Sites and ancillary development in Kincardine and Mearns.....	109
Housing Sites and ancillary development in Marr .....	151
Employment, Retail, Commercial and other Sites.....	171
Banff and Buchan .....	171
Buchan .....	171
Formartine .....	174
Garioch .....	179

Kincardine and Mearns.....	182
Marr .....	187
<b>Appendix 4.....</b>	<b>192</b>
Table 1: Results of Screening for Policies .....	192

## **1.0 Introduction**

- 1.1.1 The Conservation (Natural Habitats, &c.) Regulations 1994, as amended, requires local development plans (LDP) and associated supplementary guidance (SG) to be the subject of a Habitats Regulations Appraisal (HRA).
- 1.1.2 This Habitat Regulations Appraisal (HRA) statement has been prepared in conjunction with the Main Issues Report (MIR) for the Aberdeenshire Local Development Plan 2021. Habitat Regulations Appraisal is a requirement of Article 6(3) of the Habitats Directive, which have been transposed into The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). The appropriate time to publish a record of HRA in support of local development plans is at the same time as publishing the Proposed Plan, Proposed Action Programme and revised Environmental Report. However, at the Main Issues Report stage it is important to consider the implications of preferred options for nature conservation sites protected by European legislation.
- 1.1.3 The LDP can only be adopted if it can be ascertained that the plan will not adversely affect the integrity of a European Site. The Council, as 'the competent authority', can only agree to the Plan after having ascertained that it will not adversely affect the integrity of any European site, both within and outside the area of the Plan.
- 1.1.4 This HRA follows the staged appraisal process set out in SNH's Habitats Regulations Appraisal of Plans - Guidance for Plan-Making Bodies in Scotland v. 3.0 January 2015. This facilitates the systematic assessment of the potential effects of the Main Issues Report of Aberdeenshire Council's policies and proposals (primarily site allocations). This is the first stage of the Habitat Regulations Appraisal, Supplementary Guidance on the 'European Sites' shall be assessed at the proposed local development plan stage. Where it is not possible to rule out the risk of 'significant effects' then the relevant aspects of the Proposed Aberdeenshire Local Development Plan (PALDP) will require an "appropriate assessment". This shall be assessed at the proposed plan stage.

### **Background to Habitats Regulations Appraisal (HRA)**

- 1.2.1 European sites comprise of:-
- i) Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC) designated under the European Commission's Habitats

Directive, which seeks to ensure the conservation of a wide range of rare, threatened or endemic animal and plant species. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right.

ii) Special Protection Areas (SPA) and proposed Special Protection Area (pSPA) classified under the European Commission's Birds Directive, which aims to protect all of the 500 wild bird species naturally occurring in the European Union. Habitat loss and degradation are the most serious threats to the conservation of wild birds. The Directive therefore places great emphasis on the protection of habitats for endangered and migratory species and establishes a network of Special Protection Areas (SPAs) including all the most suitable territories for these species.

- 1.2.2 To enable the long-term survival of Europe's most valuable and threatened species and habitats SAC's and SPA's also form a coherent European Union wide ecological network known as 'Natura 2000'.
- 1.2.3 Under Article 6 (3 & 4) of the European Habitats' Directive any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, must undergo an Appropriate Assessment to determine its implications for the Nature Conservation site. The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned (Article 6.3). In exceptional circumstances, a plan may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected (Article 6.4).
- 1.2.4 In Scotland, as of August 2012, a total of 393 European sites have been designated. These comprise a total of 240 SACs and 153 SPAs, accounting for approximately 15% of Scotland's land surface.
- 1.2.5 This paper should be read along with the Strategic Environmental Assessment (SEA) as part of the Aberdeenshire Main Issues Report and Draft Proposed Aberdeenshire Local Development Plan.

## **2.0 The Appraisal (Stages 1-4)**

2.1 This Appraisal follows the staged approach for the Habitats Regulations for Plans, as set out in the flow chart in the 2015 guidance (see Appendix 1).

### **Stage 1 - Should the plan be the subject of an HRA?**

2.2 Under the Part IVA (regulation 85A – 85E) of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended, it is a statutory requirement to appraise ‘local development plans’ and ‘supplementary guidance’ for likelihood of having significant effects on European sites.

2.3 The Scottish Ministers strongly advises a plan-making body or authority located in Scotland to undertake an appropriate assessment of a plan in a manner which the Ministers may prescribe, regardless whether or not the plan complies with the Habitats Directive and Regulations.

### **Stages 2 and 3 - Site Selection and Information Gathering**

2.4 The identified sites were selected on the basis of advice set out in pages 13-14 of the 2015 Guidance. The site selection process has been carried out by the author of this appraisal, an experienced planning officer in the competent authority. Consultation and advice was sought from a qualified environmental officer, also employed in the competent authority.

2.4 There are two steps to the selection process. Firstly European sites in, straddling or having potential connectivity with the sites and within plan area were identified, as detailed in Appendix 2, Table 1. Appendix 2, Table 2, then summarises the relevant European sites, along with their conservation objectives and identifies their qualifying interests and conditions of the sites, followed by factors that influence the sites and their vulnerability to changes. Background information such as site specific research reports and management guidance were also noted where necessary.

2.5 The conservation objective for all sites are to ensure that the qualifying species are maintained in the long term. The following method has been used for all sites (unless indicated in the “conservation objectives” column):

- Population of the species as a viable component of the site
- Extent of the habitat on site
- Distribution of the habitat within site
- Structure, function, and supporting processes of habitats supporting the species
- Processes supporting the habitat

- No significant disturbance of the species

- 2.6 The tables in Appendix 2 above outline the list of Special Area Conservation, Special Protection Areas and RAMSAR sites that might be impacted on by the Aberdeenshire Local Development Plan 2021. The identified sites are primarily set within the ALDP area, however, some overlap with the Cairngorm National Park Authority area. It has been identified that a minor number of qualifying sites may be impacted upon due to connectivity with another qualifying site found within the plan area, in such instances, the qualifying sites set outside the plan area have been included.
- 2.7 Little or no consideration has been made of recreational effects of individual site allocations because, except under particular circumstances, these matters have been covered by the Habitats Regulations Assessment of the Strategic Development Plan and the overall scope of impacts (particularly on water abstraction from the River Dee) has been assessed in that parent document.

## Conclusion of Analysis

- 2.8 In light of the analysis the following European sites have been identified as likely to be affected by policies and proposals in the proposed Aberdeenshire Local Development Plan, they are:

- |  |                             |
|--|-----------------------------|
| • Troup, Pennan and Lion's Heads SPA                 | • Sands of Forvie SAC       |
| • Red Moss of Netherley SAC                          | • Red Moss of Netherley SAC |
| • Ythan Estuary, Sands of Forvie and Meikle Loch SPA | • Muir of Dinnet SAC        |
| • Buchan Ness to Collieston SAC                      | • Turclossie Moss SAC       |
| • Buchan Ness to Collieston SPA                      | • Loch of Strathbeg SPA     |
| • Cairngorms Massif SPA                              | • Fowlsheugh SPA            |
| • Hill of Towanreef SAC                              | • Reidside Moss SAC         |
| • Garron Point SAC                                   | • Mortlach Moss SAC         |
| • River Dee SAC                                      |                             |

## Stage 4 Discretionary Consultation on Method and Scope

2.9 In August 2018, informal communications took place between officers of Aberdeenshire Council and the Scottish Natural Heritage (SNH) regarding the method and scope of the Appraisal. The findings from this interim document shall be presented to the SNH, which is expected to entail further in-depth discussions with SNH. Furthermore, guidance has been sought from Environmental Planners of the Aberdeenshire Council for stage 5 of the appraisal.



### 3.0 The Appraisal – Stage 5 Screening the proposed Aberdeenshire Local Development Plan

3.1 Stage 5 involves screening the proposed plan and proposals for likely significant effects. The 2015 Guidance identifies 3 distinct purposes to this process:-

- a) Identify all aspects of the plan which would have no effect on a European site, so that they can be eliminated from further consideration.
  - This has been carried out in Appendix 3 and 4 whereby all proposed sites and policies have been screened.
- b) Identify all aspects of the plan which would not be likely to have a significant effect on a European site (i.e. would have some effect, because of links/connectivity, but which are minor or residual), either alone or in combination with other aspects of the same plan or other plans or projects, which therefore do not require ‘appropriate assessment’.
  - This has been carried out in Appendix 3 and 4. All sites that have been screened in stage (a) have been revisited. Initial scoping has been carried out to remove further sites from further screening.
- c) Identify those aspects of the plan where it is not possible to rule out the risk of significant effects on a European site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require appropriate assessment.
  - This shall be carried out prior to drafting the “Proposed Local Development Plan 2021”. The policies and sites cannot be finalised until the consultation of the preferred sites are undertaken with various stakeholders and public and the outcome may alter any policy and/or sites which would make further works unviable.

3.2 As with the selection of potentially affected European sites, the screening process has been carried out with the advice of a qualified biodiversity officer. The appraisal been carried out using the 'likelihood test' detailed in paragraphs 4.3 to 4.6 of the 2015 Guidance.

3.3 The screening process has three key steps, as set out in paragraphs 4.7 to 4.29 in the 2015 Guidance. There are three steps in “screening”:-

Stage 5: Screening step 1 - General policy statements

Stage 5: Screening step 2 - Projects referred to in, but not proposed by, the plan

Stage 5: Screening step 3 - No likely significant effects on any European site, because:-

- a) The proposal is intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European site;
- b) The proposals will not, themselves, lead to development or other change;
- c) The proposals are made which will have no conceivable effect;
- d) The proposals are made which will have no significant effect on a European site (and hence is a minor residual effect);
- e) Effects on any particular European site cannot be identified, because the policy is too general

3.4 Appendix 3, Table 3 and Table 4 below presents the record of this stage of the appraisal process. Firstly all the proposals have been assessed or screened. This is followed by assessment of the sites that have been “screened in” and proposed for inclusion in the “Proposed Aberdeenshire Local Development Plan” (PALDP). Mitigation measures that can be undertaken to eliminate the significant effects are noted resulting in the sites being screened out. “Appropriate assessment” of sites is not carried out at this stage of the appraisal and will be carried out at the proposed plan stage. Each policy has been assessed against the above screening criteria, to determine those parts of the plan that may then require to be the subject of an appropriate assessment. Where required further commentary is included in the tables. No Supplementary Guidance have been produced at this stage for assessment and this is likely to be assessed at PALDP stage.

#### **4.0 Screening of Policies for Likely Significant Effects**

The Following policies have been identified as “screened in” to the Habitats Regulations appraisal:

Policy B1 Employment and business land

Policy B3 Tourist facilities

Policy B4 Special development areas

Policy R1 Special rural areas

Policy R3 Minerals and hill tracks

Policy H1 Housing land

Policy HE3 Helping to reuse listed buildings at risk

Policy C2 Renewable energy

Policy RD1 Providing suitable services

The analysis associated with each of these policies is contained within appendix 4.

Each of these is subject to Policy E1 Natural heritage which specifically prohibits development which may have an impact on European sites, or the species that make use of them. Consequently, no impact could be expected from almost all of them. The policy may positively plan for the type of development proposed, but there are other checks and balances in the plan that mean they will have no effect on European sites.

Exceptions to this could arise from Policy RD1 Providing suitable services where Aberdeenshire Council is dependent on the operational needs of other authorities, whom are also obliged to have cognisance of the Habitats Regulations. It would be inappropriate for this plan to assess their effects.

## **5.0 Stage 6: Applying mitigation measures at screening stage to avoid likely significant effects**

- 5.1 According to HRA Guidance, paragraphs 4.44 and 4.45 outlines the simple mitigation measures that can be adopted to overcome significant effects that can arise from a policy or project. If any site cannot be mitigated at this stage, then the proposal or policy must be rescreened and assessed for the need for appropriate assessment. Any policies that have already been screened in shall not be assessed for Stage 6 application of mitigation and shall be screened at proposed plan stage.
  
- 5.2 The table 5.1 below includes the sites/proposals (from Appendixes 3 and 4) that have been 'screened in' and also preferred sites that would likely to be taken forward in to the next plan. Mitigation measures have been proposed for any sites that are effectively 'screened in' and a further scoping has been carried out. The sites that have not been scoped out shall be assessed further using the guidance from Scottish Natural Heritage after the proposed plan has been agreed by Aberdeenshire Council, and prior to the production of the final plan.
  
- 5.3 The sites below may not be the final selections. However, any new site that is added in the future date shall be subject to the same assessment before any required 'appropriate assessment' is carried out.

**Table 5.1 Sites selected for further screening/scoping**

	BID Ref	Site Name	Settlement	Housing Units	Other develop-ments	Screening reference and comments	Second Check on Screening
<b>BUCHAN</b>							
1	BU014	Aulton Road	Cruden Bay	41		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. No impacts are anticipated on designated for cliff nesting birds or vegetated sea cliffs. Contamination from foul water drainage from the site would have no impacts.	OUT. There is no connection to the site and its conservati on interests
2	BU022	South of Newton Road	St Fergus	55		The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through recreational disturbance and impacts on feeding grounds. No impact is anticipated on the qualifying interests (vegetated sea cliffs) of the Buchan Ness to Collieston SPA	IN
3	BU036	Land to West of St Combs (Phase 1)	St Combs	26		Loch of Strathbeg SPA is set at a close proximity. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through disturbance and impacts of feeding grounds Recreation activities may have an	IN

						impact on the qualifying site	
4	BU037	Site North of High Street	St Combs	30		Loch of Strathbeg SPA is set at a close proximity and could be affected through foul water drainage into the site. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through disturbance and impacts of feeding grounds. Recreation activities may have an impact on the qualifying site	IN

**FORMARTINE**

1	FR028	Land North of School Road, Mill of Newburgh	Newburgh	124		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the north east. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. Site may represent a goose feeding ground..	IN
2	FR029	Land North of School Road, Mill of Newburgh (Phase 1)	Newburgh	50		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the north east. The site is at a close proximity to the qualifying sites and	IN

						likely to have an impact on the qualifying species from foul water drainage and recreation impacts. Site may represent a goose feeding ground.	
3	FR032	Site CC1	Ellon			Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN
4	FR068	OP2 Coutens	Oldmeldrum	85		Buchan Ness to Collieston Coast SPA, Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC likely to be affected through indirect drainage.	OUT No drainage connection
5	FR069	Land at Chapel Park	Oldmeldrum	49		Buchan Ness to Collieston Coast SPA, Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC likely to be affected through indirect drainage.	OUT No drainage connection
6	FR070	Land South of Tippetty Industrial Estate, Tippetty	Tippetty		1.7ha Employment land	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through foul water drainage	IN
7	FR071	Site 1 Land East of Tippetty Industrial	Tippetty		Employment Land	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would	IN

		Estate Tippetty				have an effect indirectly through foul water drainage	
8	FR079	Site 1, East of A90, South Orrock, Balmedie	Balmedie	Employment (business and offices, general industrial, storage and distribution)		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development could have an impact indirectly on goose grazing grounds.	IN
9	FR080	Site 2, East of A90, South Orrock Balmedie	Balmedie	Employment (business and offices, general industrial, storage and distribution)		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through impact on goose grazing areas	IN
10	FR089	Land at Keir Farm	Balmedie	500 Reserve site		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through impact on goose grazing are.	IN
11	FR090	OP1 Cromleybank	Ellon	980	Primary School, Employment Land	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and is likely to have an	IN



						impact on the qualifying species through foul water drainage and impact on goose grazing areas.	
12	FR092	Site at Cassiegills	Ellon	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species through foul water drainage and impact on goose grazing areas..	IN
13	FR093	Site at Former Smithy, Main Street	Newburgh	1		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on disturbing the qualifying species.	OUT The site is too small to affect any qualifying sites
14	FR116	Land at Blairton, Balmedie		1650 Reserve site		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north east. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through impact on goose grazing areas	IN
<b>GARIOCH</b>							

1	GR094	Land North of Dunecht, West of B977, Dunecht	Dunecht	50		The site is not close to Loch of Skene SPA, however, the qualifying site might be affected through indirect waste water drainage, impact on goose grazing and visits from residents.	IN
<b>KINCARDINE and MEARNES</b>							
1	KN040	Land at Polston Road, Maryculter	Kirkton of Maryculter	5		River Dee SAC is set to the east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through foul water drainage to the site.	OUT The site is too small to have any effect on qualifying sites
2	KN055	Land at site OP1, Chapelton	Chapelton	4000	Commercial, Retail, Care home, Leisure and Community Facilities	Red Moss of Netherley SAC is set to the west. This site is at a very close proximity to the qualifying site and there is a likely to have an impact on the qualifying species through tourism/visits by residents.	OUT. Recreation opportunities highly limited on site. No significant increase expected. Standard planning controls will be in place for environmental protection.
3	KN074	Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris	Woodlands of Durris	50		River Dee SAC is set to the northwest and west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected	IN

						through tourism/visits by residents and foul water drainage to the site.	
4	KN087	Site OP3, Blue Lodge, Ury Estate, Stonehaven	Stonehaven	99		The site may have an impact on Narrow-mouthed whorl snails Garron Point SAC due to tourism or walking.	OUT Significant increase in recreation thought to be unlikely due to the inaccessibility of the site. Unlikely to impact on qualifying species.
5	KN102	Land at East Lodge (Bid 1), Ury Estate, Stonehaven	Stonehaven	212		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on Narrow-mouthed whorl snails. This is likely to be caused by tourism/visits.	OUT Significant increase in recreation thought to be unlikely due to the inaccessibility of the site. Unlikely to impact on qualifying species.
6	KN103	Land at East Lodge (Bid 2), Ury Estate, Stonehaven	Stonehaven	60		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the Narrow-mouthed whorl snails. This is likely to be caused by tourism/visits.	OUT Significant increase in recreation thought to be unlikely due to the inaccessibility of the site. Unlikely to impact on qualifying species.
7	KN104	Land at Mackie Village (Bid 5), Ury	Stonehaven	84		Garron Point SAC is set to the east. This site is at a very close proximity to the	OUT Significant increase in recreation

		Estate, Stonehaven				qualifying site and likely to have an impact on the Narrow-mouthed whorl snails This is likely to be caused by tourism/visits.	thought to be unlikely due to the inaccessibility of the site. Unlikely to impact on qualifying species.
8	KN110	Land at Blairs College Estate	Blairs	325	Golf course, equestrian centre, hotel and holiday accommodation	River Dee SAC is set directly to the north. The site is at a very close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and foul water drainage from the site.	IN
9	KN128	Land South of Deeview Gardens, Drumoak	Drumoak	49		River Dee SAC is set to the south east. The site is set at a very close proximity to the qualifying site and has a likely to disturb the qualifying features through tourism/visits by residents and foul water drainage.	IN
10	KN129	Land at Durris Forest, East of Darnford, Durris	Durris Forest		Sports/ Adventure Centre	River Dee SAC is set to the east. The site is set at a close proximity to the qualifying site and has a likely to disturb the qualifying features through tourism/visits.	OUT The site is to be managed as an upland tourism area and is unlikely to add considerable constraint to riverside access.
<b>MARR</b>							
1	MR008	Site to East of Finzean	Finzean	8		River Dee SAC is set to the south-east. This	IN

		Village Hall, Finzean				site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through foul water drainage.	
2	MR014	Land at Site C, Hill of Banchory East, Banchory	Banchory		Retail park (class 1)	River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through foul water drainage.	IN
3	MR019	A93- Pitmurchie Road, Kincardine O'Neil - Delivery Option 3	Kincardine O'Neil	84		River Dee SAC is set to the south. The qualifying sites might be affected through indirect foul water drainage.	IN
4	MR020	Land North of LDP Site M1, Aboyne North West	Aboyne	200		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through foul water drainage.	IN
5	MR021	Cook School/Passing Trade Site, Kincardine O'Neil	Kincardine O'Neil		Retail/Café/Services	River Dee SAC is set to the south. The qualifying sites might be affected through indirect foul water drainage.	IN
6	MR024	Land at Banchory GP & NHS	Banchory		Royal Deeside	River Dee SAC is set to the south. This site is at a very close	IN

		Clinic, Bellfield, Banchory			Visitor Centre and Heritage Hub	proximity to the qualifying site and may have an impact on the qualifying species through foul water drainage and tourism.	
7	MR034	Phase 1, Land South of Beltie Road, Torphins	Torphins	29		River Dee SAC is set to the south. The qualifying sites might be affected through indirect and foul water drainage.	IN
8	MR035	Phase 2, Land South of Beltie Road, Torphins	Torphins	21		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through foul water drainage.	IN
9	MR038	Bid 1, Site at Lochside of Leys, Banchory	Banchory	100		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through foul water drainage.	IN
10	MR039	Bid 2, Site at Lochside of Leys, Banchory	Banchory	200		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through foul water drainage.	IN
11	MR050	Land South East of Glencommo	Inchmarlo	120		River Dee SAC is set to the south. This site is at a very close	IN

		n Wood, Inchmarlo, Banchory				proximity to the qualifying site and likely to have an impact on the qualifying species through foul water drainage.	
12	MR057	Site OP3, Land at Gallowhill Road, Kincardine O'Neil	Kincardine O'Neil	8		River Dee SAC is set to the west. The site is partially within a flood plain and this would enable higher chance for contamination on the qualifying site from surface water drainage.	IN
13	MR060	Site OP1, Land at Station Garage, Torphins	Torphins	47	Employment	River Dee SAC is set to the south. The site includes a flood plain and this would enable higher chance for contamination of the qualifying site.	OUT The site already has Planning Permission for developme nt, subject to a Section 75 agreement
14	MR061	Land at former Glen O'Dee Hospital, Corsee Road, Banchory	Banchory	50		River Dee SAC is set to the south. The qualifying sites might be affected through indirect and foul water drainage.	IN
15	MR069	Land at Wester Beltie, South West of Torphins Golf Club, Torphins	Torphins	6		River Dee SAC is set to the south. The qualifying sites might be affected through indirect and foul water drainage.	IN
16	MR073	Site OP3 & P3, Land at	Tarland	36		River Dee SAC is set to the north. The site is	IN

		Village Farm, Melgum Road, Tarland				within a flood plain and this would enable a higher chance for contamination of the qualifying site through indirect and foul water drainage.	
17	MR077	Land at Upper Lochton, Banchory	Banchory	40		River Dee SAC is set to the south. The qualifying sites might be affected through indirect and foul water drainage.	IN

#### 5.4 Cumulative effects on some Natura Sites between different aspects of the plan

Cumulative impacts may occur on the Loch of Strathbeg SAC and the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and River Dee SAC from the development of a number of sites. The land take required for new development sites which may impact on the Loch of Strathbeg is cumulatively very small for the whole area available for goose grazing and this is discounted. Large land allocations in the area around Balmedie may have a material impact on Goose grazing areas. Cumulative impacts from Foul water drainage within the River Dee catchment may have an impact on water quality within the River Dee SAC. Both of these final issues will be subjected to further assessments.

#### 5.5 Conclusion

The initial scoping on all relevant sites have revealed that a number of sites in the LDP area may be subject to appropriate assessment. These sites are likely to have negative impact on Ythan Estuary, Sands of Forvie and Meikle Loch SPA, Loch of Strathbeg SAC, Sands of Forvie SAC, and River Dee SAC and therefore, subject to further assessment.



## **6.0 The Appraisal In-combination effects with other plans and projects**

6.1 Paragraph 4.36 of the 2015 HRA Guidance advises that we must consider the cumulative effects on the LDP 2021 on neighbouring authorities and any proposal that have an impact on neighbouring qualifying sites. This in-combination test is, for example, relevant to aspects of the PALDP which would have some potential effect on a site. The effect alone would not be likely to be significant, but there are other plans or projects that would add to these effects, either by making them more likely, or more significant, or both.

6.2 In relation to the selected sites Local Development Plans from relevant adjoining authorities have been assessed to determine the scale of development proposed and the likelihood of significant effects, as set out in their HRA records, as follows:-

- River Dee SAC – Upstream sector and catchments or tributaries lies within Cairngorm National Park and downstream sector and its lower valley lies within the Aberdeen City plan area.
- Cairngorm Massif SPA - Component habitats, catchment and foraging areas potentially affected by proposals in the Cairngorm National Park Plan.
- Glen Tanar SAC - Component habitats, catchment and foraging areas potentially affected by proposals in the Cairngorm National Park Plan.
- Muir of Dinnet SAC - Component habitats, catchment and foraging areas potentially affected by proposals in the Cairngorm National Park Plan.
- Moray Firth SPA – Component habitats and foraging areas potentially affected by proposals in the North Sea, which may or may not be connected to land.

6.3 These plans also identify significant development and infrastructure projects within their own plan area and where appropriate these have been the subject of an appropriate assessment in the Habitat Regulations Appraisal of the relevant plan. No impacts have been identified on Natura sites from any of these proposals.

### **Aberdeen City Council**

6.4 The Local Development Plan for Aberdeen City Council was adopted in 2017. Its Vision is based around economic growth throughout the city and achieving high quality environment and life. The plan provides a land use framework within which the authority shall work towards.

- 6.5 The HRA was published in October 2014. The screening process has identified that there remains a risk of significant adverse effects on the integrity of the River Dee SAC and Moray Firth SAC for their qualifying features, either alone or in combination with other plans and projects, should these proposals proceed. It also highlighted that there may be a potential effects from 4 policies (delivering mixed use community, land release policy and transportation policies) and an appropriate assessment was required. It also identified 32 proposals that may have a potential effect alone on a European site and 51 proposals having potential in-combination effects (River Dee SAC and Moray Firth SPA). An appropriate assessment was undertaken, highlighting the implications for the European sites and the mitigation measures that would be applied. The appropriate assessment concluded that no further mitigation was required and the site integrity would be protected for all European sites within the plan area.

### **Cairngorm National Park**

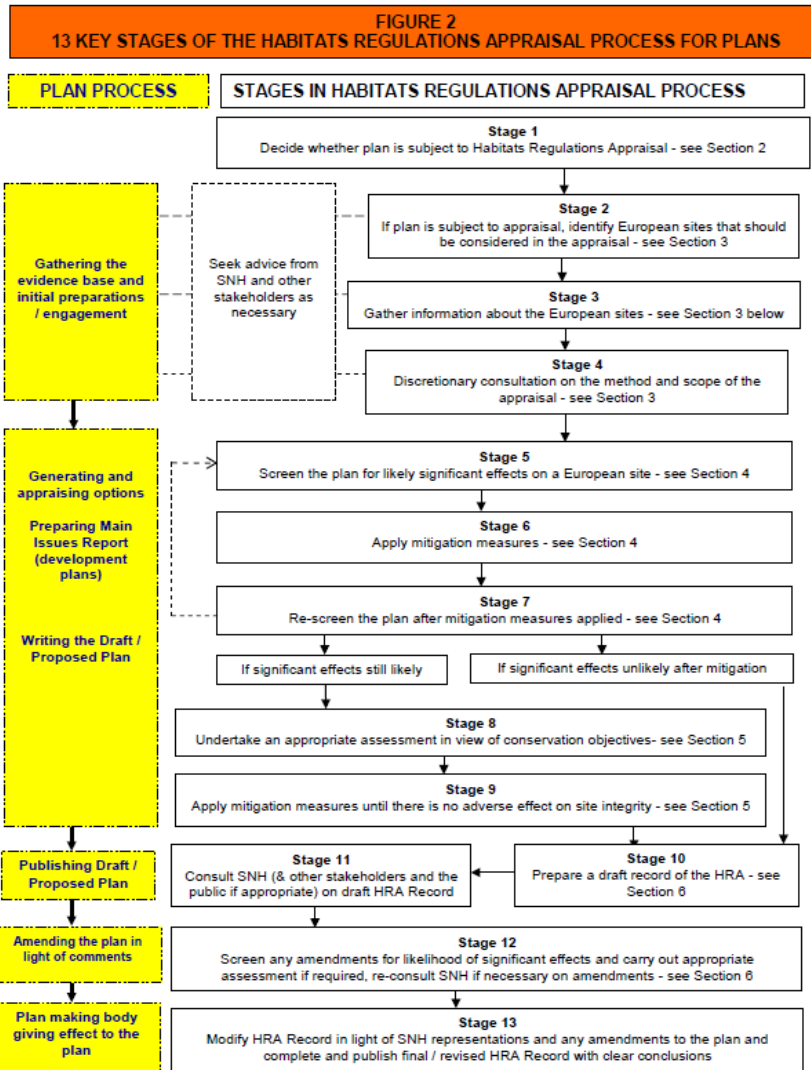
- 6.6 The Cairngorms National Park Local Development Plan was adopted by the CNPA on 27 March 2015. Its vision is founded on a sustainable economy where businesses thrives and a enhancing the natural and cultural heritage. The Plan provides policy priorities and programmes of work to deliver the vision and long term outcomes. 50% of the plan area is designated as European Site.
- 6.7 The HRA was published in April 2017 and it was concluded that “there were no Minor Residual Effects identified within the long term objectives, priorities, or policies, therefore there are no in-combination effects”. Only 4 policies were identified to have significant effects on the European Sites, however, they were eliminated by proposing appropriate mitigation measures.
- 6.8 The SPA and SAC sites that shares their boundary with the Aberdeenshire Council Plan Area are Cairngorm Massif SPA, Glen Tanar SAC and Muir of Dunnet SAC and no negative effect would result from the Cairngorm National Park Plan.

## 7.0 Conclusion

- 7.1 The primary objective of the European Union's Birds and Habitats Directives is to conserve Europe's most endangered and valuable habitats and species across their entire natural range. They also mark the EU's contribution towards averting global biodiversity loss.
- 7.2 The primary purpose of this HRA is to facilitate the systematic assessment of the potential effects of the Aberdeenshire Main Issues Report to establish the potential effects of the policies and proposals (primarily site allocations), to determine the likelihood of 'significant effects' on relevant opportunity sites. The staged appraisal process set out in SNH's Habitats Regulations Appraisal of Plans - Guidance for Plan-Making Bodies in Scotland Version 3.0 January 2015 (the 2015 Guidance) has been followed.
- 7.3 Stages 1 to 5 have been followed for the screening assessments of the policies and Stages 1 to 6 have been implemented for proposals (site allocations). The first screening exercise involved screening every opportunity site and policies and screening in and out to establish the effected sites. This would enable to prevent further screening should the preferred site allocations changes at the proposed plan stage. The second screening exercise undertaken on the opportunity sites recommended for inclusion in the Main Issues Report has identified that there remains a risk of significant adverse effects on any development at a close proximity to Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA, Loch of Strathbeg SPA and River Dee SAC for their qualifying features.
- 7.4 Further assessment, in particular further scoping and appropriate assessment shall be carried out on policies and opportunity sites that are likely to have significant effects at the proposed plan stage, which is estimated to be in 2019. This initial Habitat Regulations Appraisal shall act as a stepping stone for the final HRA, which shall provide the base and detailed information to carry out further assessments. At this current stage, it cannot concluded whether the proposed would or would not have requires to be the subject of an appropriate assessment.

# Appendix 1

## Extract from 2015 HRA Guidance



## Appendix 2.

**Table 1: List of potentially affected European sites and reason for selection**

	<b>European Sites</b>	<b>Reason for Selection</b>
1	Buchan Ness to Collieston SAC	Inside and outside the plan area
2	Buchan Ness to Collieston SPA	Inside and outside the plan area
3	Garron Point SAC	Inside the plan area
4	Hill of Towanreef SAC	Inside and outside the plan area
5	Red Moss of Netherley SAC	Inside the plan area
6	Reidside Moss SAC	Inside the plan area
7	River Dee SAC	Inside and outside the plan area
8	Ythan Estuary, Sands of Forvie and Meikle Loch SPA/RAMSAR	Inside the plan area
9	Sands of Forvie SAC/RAMSAR	Inside the plan area
10	Turclossie Moss SAC	Inside the plan area
11	Fowlsheugh SPA	Inside and outside the plan area
12	Loch of Skene SPA/RAMSAR	Inside the plan area
13	Loch of Strathbeg SPA/RAMSAR	Inside the plan area
14	Tips of Corsemaul and Tom Mor SPA	Inside and outside the plan area
15	Troup, Pennan and Lions Head SPA	Inside and outside the plan area
16	Moray Firth SPA	Outside the plan area, connectivity
17	Mortlach Moss SAC	Inside the plan area
18	Fowlshengh SPA	Inside and outside the plan area
20	Cairngorm Massif SPA	Inside and outside the plan area

**Table 2: Qualifying European Sites and its Current Conditions**

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or Affected
<p>Buchan Ness to Collieston SAC (208.62 ha)</p> <p><b>PALDP <u>not</u> likely to have a significant effect</b></p>	<p>To avoid deterioration of the qualifying habitat (i.e. vegetated sea cliffs) and to ensure long term maintenance of specified features.</p> <p>To ensure for the qualifying habitat are maintained in the long term, the plan is to:</p> <ul style="list-style-type: none"> <li>• Distribution of the habitat within site</li> <li>• Extent of the habitat on site</li> <li>• Distribution of the special species of the habitat</li> <li>• Viability of the special species as components of the habitat</li> <li>• Processes supporting the habitat</li> <li>• No significant disturbance of the special species.</li> </ul>	<p>Vegetated sea cliffs of the Atlantic and Baltic Coasts.</p> <p>Site Characteristics include:</p> <p>Shingle, sea cliffs, bogs, islets (30%), marshes, water fringed vegetation, fens (0.5%) heath, scrub, maquis &amp; garrigue, humid grassland, mesophile grassland (64.5%).</p>	<p>Favourable Declining</p>	<p>App... been... for c... prim... elec... rene... ener... deve... few... been...</p> <p>The... othe... deve... allo... or in... prox...</p>
<p>Buchan Ness to Collieston SPA (5,400 ha)</p>	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained.</p> <p>To maintain in the long term, it is important to ensure:</p> <ul style="list-style-type: none"> <li>• Population of the species as a viable component of the site</li> <li>• Distribution of the species within site</li> <li>• Distribution and extent of habitats supporting the species</li> <li>• Structure, function and supporting processes of</li> </ul>	<p>Fulmer (Fulmarus, glacialis), breeding</p> <p>Guillemot (Uria aalge), breeding</p> <p>Seabird assemblage, breeding</p>	<p>Unfavourable declining (2007)</p> <p>Favourable declining (2007)</p> <p>Unfavourable No change (2007)</p> <p>The low and broken cliffs shows many erosion features. The varied coastal vegetation on the ledges and cliff tops include maritime health,</p>	<p>App... been... for c... prim... elec... rene... ener... deve... few... been...</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	habitats supporting the species <ul style="list-style-type: none"> <li>No significant disturbance of the species.</li> </ul>		grassland and brackish flushes.	
<b>Garron Point SAC (15.58 ha)</b>	To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained.  To ensure for the qualifying species that the following are maintained: <ul style="list-style-type: none"> <li>Population of the species as a viable component of the site</li> <li>Distribution of the species within site</li> <li>Structure, function and supporting processes of habitats supporting the species</li> <li>No significant disturbance from changes</li> </ul>	Narrow-mouthed whorl snail ( <i>Vertigo angustior</i> )	Favourable Maintained	App been for dwe tour acco wind man  No a have
<b>Hill of Towanreef SAC (1885.92 ha)</b>	To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features: <ul style="list-style-type: none"> <li>Extent of the habitat on site</li> <li>Distribution of the habitat within site</li> </ul>	Grasslands on soils rich (heavy metals)  Blanket bog  Juniper on heaths or calcareous grasslands  Marsh saxifrage ( <i>Saxifraga hirculus</i> )  Dry Heaths	Favourable Mainland  Unfavourable Recovering  Favourable Maintained  Favourable  Unfavourable Recovering	The num turb four surr site few  The alloc surr SAC

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<ul style="list-style-type: none"> <li>• Structure and function of the habitat</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species of the habitat</li> <li>• Viability of typical species as components of the habitat</li> <li>• No significant disturbance of typical species of the habitat</li> </ul>	Alpine and subalpine heaths	Favourable	
<b>Red Moss of Netherley SAC (92.52 ha)</b>	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained.</p>	Degraded raised bog	Unfavourable No Change	<p>The allocation opposite the high house has been surrendered.</p> <p>Extended drainage cutting bog. Low table</p>
	<p>To ensure for the qualifying species that the following are maintained:</p> <ul style="list-style-type: none"> <li>• Distribution of the habitat within site and special species within the habitat</li> <li>• Extent of the habitat on site</li> <li>• Structure and function of the habitat</li> <li>• Viability of typical species as components of the habitat</li> <li>• Processes of supporting the habitat</li> <li>• No significant disturbance of typical species of the habitat</li> </ul>	Active raised bog	Unfavourable No Change	
<b>Reidside Moss SAC (87.17 ha)</b>	<p>To avoid deterioration or habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status</p>	Active raised bog	Unfavourable Recovering	<p>Existing woodland enclosure grazed and cultivated afforestation site.</p>
		Degraded raised bog	Unfavourable Recovering	



European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<p>for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Extent of the habitat on site</li> <li>• Structure and function of the habitat</li> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species of the habitat</li> <li>• Viability of typical species as components of the habitat</li> <li>• No significant disturbance of typical species of the habitat.</li> </ul>			
<p><b>River Dee SAC (2446.82ha)</b></p>	<p>To avoid deterioration or habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Population of the species, including range of genetic types for salmon, as a viable component of the site.</li> <li>• Distribution of species within site.</li> </ul>	<p>Atlantic Salmon (<i>Salmo salar</i>)</p> <p>Otter (<i>Lutra lutra</i>)</p> <p>Freshwater pearl mussel (<i>Margaritifera margaritifera</i>)</p>	<p>Favourable</p> <p>Favourable</p> <p>Unfavourable</p>	<p>Site hours other developments and engineering. The significant recreation which corresponds to pollution</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<ul style="list-style-type: none"> <li>Distribution and viability of freshwater pearl mussel host species.</li> <li>Structure, function and supporting processes of habitats and supporting freshwater pearl mussel host species.</li> </ul>			
<b>Ythan Estuary, Sands of Forvie and Meikle Loch SPA (1016.24 ha)</b>	<p>To avoid deterioration or habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.</p>	Little tern ( <i>Sternula albifrons</i> ), breeding	Favourable Maintained	<p>Tou such and caus Leis deve onsh micr hous othe deve also distu habi</p>
	<p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>Population of the species as a viable component of the site.</li> <li>Distribution of the species within site</li> <li>Distribution and extent of habitats supporting the species</li> <li>Structure, function and supporting processes of habitats supporting the species</li> <li>No significant disturbance of the species</li> </ul>	Sandwich tern ( <i>Sterna sandvicensis</i> ), breeding	Favourable Maintained	
		Lapwing ( <i>Vanellus vanellus</i> ), non-breeding	Favourable Maintained	
		Elder ( <i>Somateria mollissima</i> ), non-breeding	Favourable Maintained	
		Redshank ( <i>Tringa totanus</i> ), non-breeding	Favourable Maintained	
		Common tern ( <i>Sterna hirundo</i> ), breeding	Unfavourable	
		Pink-footed goose ( <i>Anser brachyrhynchus</i> ), non-breeding	Favourable Maintained	
		Waterfowl assemblage, non-breeding	Favourable Maintained	

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
<p><b>Sands of Forvie SAC (734.02 ha)</b></p>	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats are maintained over the long term:</p> <ul style="list-style-type: none"> <li>• Structure and function of the habitat</li> <li>• Extent of the habitat on site</li> <li>• Distribution of the habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Viability of typical species as components of the habitat</li> <li>• No significant disturbance on the special species have been recorded.</li> </ul>	Shifting dunes	Favourable Maintained	<p>The house has been built on a walkway related to the estate. Development that carries on is not encouraged however development as it is the main development getting the site. Trunk road a factor</p>
		Lime-deficient dune heathland with crowberry	Favourable Maintained	
		Shifting dunes with marram	Favourable Maintained	
		Humid dune slacks	Favourable Maintained	
<p><b>Turclossie Moss SAC (62.77 ha)</b></p>	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Distribution of the habitat within site and distribution of typical species of the habitat.</li> <li>• Viability of typical species as components of the habitat</li> </ul>	Degraded raised bog	Unfavourable No change	<p>Factor the site has past results lower than table. Moss remains much peat and acid poor</p>
		Active raised bog	Unfavourable No change	

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<ul style="list-style-type: none"> <li>Processes supporting the habitat</li> <li>Structure and function of the habitat</li> <li>No significant disturbance of typical species of the habitat.</li> </ul>			
Fowlsheugh SPA (1303.54 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>Population of the species as a viable component of the site</li> <li>Distribution and extent of habitats supporting the species</li> <li>Distribution of the species within site</li> <li>Structure, function and supporting processes of habitats supporting the species</li> <li>No significant disturbance of the species.</li> </ul>	<p>Razorbill (<i>Alca torda</i>), breeding</p> <p>Kittiwake (<i>Rissa tridactyla</i>), breeding</p> <p>Guillemot (<i>Uria aalge</i>), breeding</p> <p>Fulmar (<i>Fulmarus glacialis</i>), breeding</p> <p>Herring gull (<i>Larus argentatus</i>), breeding</p> <p>Seabird assemblage, breeding</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Unfavourable Maintained</p> <p>Favourable Maintained</p>	<p>Storage</p> <p>closure</p> <p>there</p> <p>business</p> <p>allocation</p> <p>the</p> <p>unlike</p> <p>any</p> <p>Development</p> <p>are</p> <p>tour</p> <p>development</p> <p>have</p> <p>conservation</p>
Loch of Strathbeg SPA/RAMSAR (615.94 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made</p>	<p>Sandwich tern (<i>Sterna sandvicensis</i>), breeding</p> <p>Pink-footed goose (<i>Anser</i>)</p>	<p>Unfavourable Declining</p> <p>Favourable Maintained</p>	<p>The</p> <p>conflict</p> <p>gees</p> <p>from</p> <p>This</p> <p>sho</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<p>to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Population of the species as a viable component of the site</li> <li>• Distribution and extent of habitats supporting the species</li> <li>• No significant disturbance to the species and allowing them to distribute within the site</li> <li>• Structure, function and supporting processes of habitats supporting the species</li> </ul>	<p>brachyrhynchus), non-breeding</p> <p>Waterfowl assemblage, non-breeding</p> <p>Whooper swan (Cygnus Cygnus), non-breeding</p> <p>Teal (Anas crecca), non-breeding</p> <p>Greylag goose (Anser anser), non-breeding</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Unfavourable No change</p>	<p>which roosts distu</p>
<p>Tips of Corsemaul and Tom Mor SPA (83.71 ha)</p>	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site and the species are maintained.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Population of the species as a viable component of the site</li> <li>• Distribution of the species within site</li> <li>• Distribution and extent of habitats supporting the species</li> <li>• Structure, function and supporting processes of habitats supporting the species</li> </ul>	<p>Common gull (Larus canus), breeding</p>	<p>Unfavourable No change</p>	<p>App beer and off s farm hous deve</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<ul style="list-style-type: none"> <li>No significant disturbance of the species</li> </ul>			
Troup, Pennan and Lion's Heads SPA (3367.21 ha)	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>Population of the species as a viable component of the site</li> <li>Distribution of the species within site</li> <li>Distribution and extent of habitats supporting the species</li> <li>Structure, function and supporting processes of habitats supporting the species</li> <li>No significant disturbance of the species</li> </ul>	<p>Herring gull (<i>Larus argentatus</i>), breeding</p> <p>Razorbill (<i>Alca torda</i>), breeding</p> <p>Kittiwake (<i>Rissa tridactyla</i>), breeding</p> <p>Seabird assemblage, breeding</p> <p>Guillemot (<i>Uria aalge</i>), breeding</p> <p>Fulmar (<i>Fulmarus glacialis</i>), breeding</p>	<p>Unfavourable No change</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p>	App... been off-s on-s mar other deve and abst
Moray Firth SPA (151347.17ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p>	<p>Shag (<i>Phalacrocorax aristotelis</i>), breeding</p> <p>Common scoter (<i>Melanitta nigra</i>), non-breeding</p> <p>Eider (<i>Somateria mollissima</i>), non-breeding</p> <p>Goldeneye (<i>Bucephala clangula</i>), non-breeding</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p>	Dolp... Need bottl dolp popu viab

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<ul style="list-style-type: none"> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species within the site.</li> <li>• Minimising development surrounding the site</li> <li>• Viability of typical species as components of the habitat</li> <li>• No significant disturbance of typical species of habitat</li> <li>• Population of the species as a viable component of the site.</li> </ul>	Great northern diver ( <i>Gavia immer</i> ), non-breeding	Favourable Maintained	
		Long-tailed duck ( <i>Clangula hyemalis</i> ), non-breeding	Favourable Maintained	
		Red-breasted merganser ( <i>Mergus serrator</i> ), non-breeding	Favourable Maintained	
		Red-throated diver ( <i>Gavia stellata</i> ), non-breeding	Favourable Maintained	
		Scaup ( <i>Aythya marila</i> ), non-breeding	Favourable Maintained	
		Slavonian grebe ( <i>Podiceps auritus</i> ), non-breeding	Favourable Maintained	
Mortlach Moss SAC (12.36ha)	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>Any works should ensure that no disturbance is caused to the site and the habitat of the typical species is allowed to distribute within the site without any disturbance.</p>	Base-rich fens	Favourable Maintained	Charland char tour
Glen Tanar SAC (4178.58 ha)	To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring	Blanket bog	Favourable Maintained	Blar Wat man
		Caledonian forest	Favourable Maintained	

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<p>that the integrity of the site is maintained.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species within the site.</li> <li>• Viability of typical species as components of the habitat</li> <li>• No significant disturbance of typical species of habitat</li> </ul>	<p>Dry heaths</p> <p>Otter (<i>Lutra lutra</i>)</p> <p>Wet heathland with cross-leaved heath</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p>	
<p>Cairngorm Massif SPA (187484.85 ha)</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species within the site</li> </ul>	<p>Golden eagle (<i>Aquila chrysaetos</i>), breeding</p>	<p>Favourable Maintained</p>	<p>Proa man</p>
<p>Muir of Dinnet SAC</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p>	<p>Degraded raised bog</p> <p>Dry heaths</p> <p>Otter (<i>Lutra lutra</i>)</p>	<p>Favourable Maintained</p> <p>Unfavourable Declining</p> <p>Favourable Maintained</p>	<p>Cha land char deve arou</p>



European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocation or other Affected
	<p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species within the site</li> </ul>			
Muir of Dinnet SAC	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> <li>• Distribution of habitat within site</li> <li>• Processes supporting the habitat</li> <li>• Distribution of typical species within the site</li> </ul>	<p>Greylag goose (Anser anser), non-breeding</p> <hr/> <p>Name Waterfowl assemblage, non-breeding</p>	<p>Unfavourable Declining</p> <hr/> <p>Unfavourable No change</p>	<p>Change land char devel arou</p>

### Appendix 3

**Table 3: Screening of Proposals for Likely Significant Effects**

#### Housing Sites and ancillary development in Banff & Buchan

BID Ref	Site Name	Settlement	Housing Units	Other associated developments	Screening reference and comments
BB001	OP1 and P3	Cornhill	18	Primary School	Provision of change with no or minimal effects
BB002	Land to the North of Memsie	Memsie	40		Provision of change with no or minimal effects
BB003	Land to the North of Memsie (Phase 1)	Memsie	20		Provision of change with no or minimal effects
BB006	Land at Hawthorn Cottages	Crudie	10		Provision of change with no or minimal effects
BB007	Site OP1 Land at Golden Knowes	Banff	400	Community facilities, leisure and retail units	Provision of change with no or minimal effects pathway to qualifying features See OP1 Banff
BB008	Site South West of Castlehill Drive	Gardenstown	7		The existing public sewerage has capacity to connect the proposed development and on this basis an appropriate assessment is not required. However, should there be a change, the decision shall alter accordingly.
BB009	Land off A981, Adjacent to Berryhill House	Memsie	15		Provision of change with no or minimal effects
BB010	Site OP1, Crossroads	Memsie	15		Provision of change with no or minimal effects See OP1 Memsie
BB011	P3 School Site	Memsie	Unknown		Provision of change with no or minimal effects
BB014	Site Adjacent to Urquhart Road	Crudie	10		Provision of change with no or minimal effects
BB015	Land South of Cairnmuir Farm	Memsie	60		Provision of change with no or minimal effects
BB016	Land at Ladysbridge Cottages	Boyndie	45		Provision of change with no or minimal effects
BB017	South of Allochy Road, Inverallochy Airfield	Inverallochy	85		Provision of change with no or minimal effects

BB018	South of Allochy Road, Inverallochy Airfield	Inverallochy	95		Provision of change with no effects
BB019	Birnie Woods, North of Muir Road	Memsie	30		Provision of change with no effects
BB020	OP2 Colleonard Road	Banff	200		Provision of change with no li pathway to qualifying features See OP2 Banff
BB021	South of Muir Road	Memsie	70		Provision of change with no li pathway to qualifying features
BB022	Land West of Greenbank Gardens	Fraserburgh	95		Provision of change with no li pathway to qualifying features
BU023	OP1 and P2 South of Ritchie Road	Rosehearty	50	Business Units	There are no potential impact to connection to public drainage sewage system.
BU024	Land North of Rathen Road	Cairnbulg	30		Provision of change with no effects
BB025	Land at Ladysbridge Village	Boyndie	129	Employment Land	Provision of change with no effects
BB026	Land at Mill	Boyndie	20		Provision of change with no li pathway to qualifying features
BB027	West Church Street	Fordyce	5		Provision of change with no li pathway to qualifying features
BB028	OP3 Durn Road	Portsoy	125		Provision of change with no li pathway to qualifying features
BB029	Land East of Redwell Drive	Whitehills	30		Provision of change with no li pathway to qualifying features
BB030	OP1 Knock Street	Whitehills	30		Provision of change with no li pathway to qualifying features
BB033	Site adjacent to The Firs	Crudie	4		Provision of change with no effects
BB034	Land North and East of Rathen West Church	Rathen	10		Provision of change with no effects
BB035	Land at Tyronhill Farm	Fraserburgh	Not known		Provision of change with no li pathway to qualifying features
BB037	Land South of Law of Doune Road	Macduff	41		Provision of change with no li pathway to qualifying features
BB039	Land South and East of Myrus Circle	Macduff	Not known		Provision of change with no li pathway to qualifying features
BB040	Land West of Corskie Drive	Macduff	Not known		Provision of change with no li pathway to qualifying features

## Housing Sites and ancillary development in Buchan

<b>BID Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Housing Units</b>	<b>Other associated developments</b>	<b>Screening reference and comments</b>
BU001	Land west of Site OP1	Ardallie	Not known		Provision of change with minimal effects
BU002	South of Nether Aden Road	Mintlaw	50		Provision of change with minimal effects. Link or pathway to qualifying features
BU003	Nethermuir Road Site	Maud	21	Retail units	Provision of change with minimal effects
BU004	Land at Ravenscraig	Inverugie	16		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is within the flood plain and this would enable a higher chance for contamination on the qualifying sites.
BU006	Land to the West of Stuartfield	Stuartfield	60		Provision of change with minimal effects
BU007	Land to the west of Stuartfield	Stuartfield	20		Provision of change with minimal effects
BU008	Land North of Knock Street	Stuartfield	80		Provision of change with minimal effects
BU009	Land at Norwood Field, North of Brewery Road	Strichen	60		Provision of change with minimal effects
BU010	Land at Abbey Street	Old Deer	10		Provision of change with minimal effects. Link or pathway to qualifying features
BU011	Land at Clubscross	Peterhead	4		Provision of change with minimal effects. Link or pathway to qualifying features
BU012	Cowsrieve	Peterhead	4		Provision of change with minimal effects. Link or pathway to qualifying features
BU013	Faichfield	Longside	4		Provision of change with minimal effects
BU014	Aulton Road	Cruden Bay	41		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is within the flood plain and this would enable a higher chance for contamination on the qualifying sites.
BU015	Land at Kinloch Road	St Fergus	25		The proposed homes would have an impact on Loch o

					Strathbeg SPA and Buchan Ness to Collieston SPA
BU016	Land South of Quartalehouse Farm	Stuartfield	1	Landscaping	Provision of change with minimal effects
BU017	Land off A948 road	Auchnagatt	35	Business Units	Provision of change with minimal effects
BU018	Gaval Street	Fetterangus	55		Provision of change with minimal effects
BU021	Land south of Fordyce Terrace	New Deer	40		Provision of change with minimal effects
BU022	South of Newton Road	St Fergus	55		The number of proposed homes would have an impact on Loch of Strathbeg SPA, Buchan Ness to Collieston SPA
BU023	Land at Fordyce Terrace	New Deer	35		Provision of change with minimal effects
BU024	Land at The Sheiling	Hatton	15		The site is set directly adjacent to a burn that flows towards Buchan Ness to Collieston SPA and likely to have an impact through drainage.
BU025	Land South of OP2	Fetterangus	27		Provision of change with minimal effects
BU026	Land East of Toux Cottage	Fetterangus	27		Provision of change with minimal effects
BU027	Part of OP3, Land at Auchreddie Croft	New Deer	30		Provision of change with minimal effects
BU028	Land South of the Maud Hospital	Maud	30		Provision of change with minimal effects
BU029	Land East of Station Place	Longside	50		Provision of change with minimal effects
BU031	Land North of Fair View	Boddam	50		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the east. The site is at a close proximity to the qualifying sites.
BU032	OP3 Former Artlaw Crescent - Nether Aden Road	Mintlaw	20		Provision of change with minimal link or pathway to qualifying features
BU033	Land East of OP3	Mintlaw	30		Provision of change with minimal link or pathway to qualifying features
BU034	Part of P1, East of Low Street	New Pitligo	30		Provision of change with minimal effects

BU035	Land to West of St Combs	St Combs	100		Loch of Strathbeg SPA is at a close proximity.
BU036	Land to West of St Combs (Phase 1)	St Combs	26		Loch of Strathbeg SPA is at a close proximity.
BU037	Site North of High Street	St Combs	30		Loch of Strathbeg SPA is at a close proximity.
BU038	Land at Meadow of Cruden	Cruden Bay	10	Meadowland	Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is within a flood plain and this would enable higher chance for contamination on the qualifying sites.
BU042	Land at Willowbank	Longside	14		Provision of change with minimal effects
BU043	Land at Dales Industrial Estate	Peterhead	100		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east.
BU044	Land to the West of the A90 Trunk Road	Peterhead	500		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site would have an effect indirectly through drainage.
BU045	Land at Northwoods	Mintlaw	375		Provision of change with minimal link or pathway to qualifying features
BU050	Site OP3, West of Burnshangie House	Strichen	36		Provision of change with minimal effects
BU051	Land East of Longhaven School	Longhaven	30		5(d) Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is set at a close proximity to qualifying sites.
BU052	Land at Faith Acres	Peterhead	180		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the south east. The site would have an effect indirectly through drainage.
BU053	North of Faith Acres	Peterhead	24		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the south east. The site would have an effect indirectly through drainage.

					to Collieston SPA are set to the south east.
BU054	Site B, South of Faith Acres	Peterhead	22		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA are set to the south east.
BU055	Site South of Faith Acres (OP1 Extension)	Peterhead	150		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east.
BU056	Land East of Playing Fields	Strichen	20		Provision of change with minimal effects
BU057	Land South of the Cemetery	Strichen	45		Provision of change with minimal effects
BU058	Land at Moss-Side Camp	Crimond	100		The site is at a close proximity to Loch of Strathbeg SPA.
BU059	Land at Kinloch Road	St Fergus	30		The number of proposed homes would have an impact on Loch of Strathbeg SPA. Buchan Ness to Collieston SPA
BU060	Land at Kinloch Road	St Fergus	64		The number of proposed homes would have an impact on Loch of Strathbeg SPA. Buchan Ness to Collieston SPA
BU064	Site GEN2	Maud	30		Provision of change with minimal effects
BU065	Land at The Hedges	Mintlaw	25		Provision of change with a link or pathway to qualifying features
BU066	Captain's Cabin, Aulton Road	Cruden Bay	1	Landscaping	Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the south east. The site is set in close proximity to qualifying sites.

## Housing Sites and ancillary development in Formartine

<b>BID Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Housing Units</b>	<b>Other associated developments</b>	<b>Screening reference and comments</b>	<b>Screen in/Screen Out</b>	<b>Preferred/ Not preferred /Reserved</b>
FR001	South of Colly Stripe	Turriff	10		Provision of change with no or minimal effects	OUT	Preferred
FR002	Land South of Tarves	Tarves	200		Provision of change with no or minimal effects	OUT	Not preferred
FR005	North of Slackadale Gardens	Turriff	60		Provision of change with no link or pathway to qualifying features	OUT	Reserved
FR006	Land to the South West of Pitmedden	Pitmedden	110		Provision of change with no or minimal effects	OUT	Reserved
FR007	Land to the South West of Pitmedden	Pitmedden	32		Provision of change with no or minimal effects	OUT	Reserved
FR008	Land allocated for Hall OP1	Pitmedden	5		Provision of change with no or minimal effects	OUT	Not preferred
FR009	Land North of Bain's Park	Tarves	10		Provision of change with no or minimal effects	OUT	Preferred
FR011	OP3 Ellon	Ellon	12		Provision of change with no or minimal effects	OUT	Preferred



FR012	Driving Range, Oldmeldrum	Oldmeldrum	12		Provision of change with no link or pathway to qualifying features	OUT	Not preferred
FR013	Land at the Former Overton Piggery, Berefold	Berefold	6		Provision of change with no or minimal effects	OUT	Not preferred
FR014	Land to west of Black Craigs	Methlick	8		Provision of change with no or minimal effects	OUT	Preferred
FR015	BUS2 Cloisters eat, Milldale Pitmedden	Pitmedden	10	Business Land Retention	Provision of change with no or minimal effects	OUT	Preferred
FR016	Land to the rear of Dykeside, Whitecairns	Whitecairns	6		Provision of change with no or minimal effects	OUT	Not preferred
FR018	West of Wellpark, Daviot	Daviot	30		Provision of change with no or minimal effects	OUT	Not preferred
FR019	Michealmuir Croft, Ythanbank	Ythanbank	3		Provision of change with no or minimal effects	OUT	Preferred
FR020	Land at Markethill, Turriff	Turriff	16	Cemetery	Provision of change with no link or pathway to qualifying features	OUT	Preferred

FR0 21	Udny Station East	Undy Station	40	Mixed Use	Provision of change with no or minimal effects	OUT	Reserved
FR0 22	Land at Millden, Balmedie	Balmedie	500		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through drainage	IN	Not preferred due to lack of service and connectivity to settlement
FR0 23	West Hattoncrook, Oldmeldrum	Oldmeldrum	30		Provision of change with no link or pathway to qualifying features	OUT	Not preferred
FR0 24	Cairntack (East), Belhelvie	Belhelvie	25		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. Provision of change with no or	OUT	Preferred

					minimal effects on goose grazing grounds		
FR0 25	Cairntack (West), Belhelvie	Belhelvie	50		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. Provision of change with no or minimal effectson goose grazing grounds	OUT	Not preferred due to lack of connectivity with nearby settlement
FR0 26	Site to West of Blackford Avenue	Rothienorman	12		Provision of change with no or minimal effects	OUT	Preferred
FR0 27	Land South West of Red Inch Circle	Newburgh	80		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the north east. The	IN	Not preferred due to loss of prime agricultural land and visual impact

					site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species.		
FR028	Land North of School Road, Mill of Newburgh	Newburgh	124		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the north east. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN	Preferred
FR029	Land North of School Road, Mill of Newburgh	Newburgh	50		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie	IN	Reserved

	h (Phase 1)				and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the north east. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species.		
FR030	Part OP1 site	Turriff	61		Provision of change with no or minimal effects	OUT	Preferred
FR031	Waterton, South of A920	Ellon	150	Retail Units and Riverside Park	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the	IN	Not preferred because the proposed development is unsuitable at this location

					qualifying species.		
FR033	Adjacent to Blackford Avenue, Rothienorman	Rothienorman	40		Provision of change with no or minimal effects	OUT	Reserved
FR034	Cottonhill ock 2 Methlick	Methlick	20		Provision of change with no or minimal effects	OUT	Preferred
FR037	Land at Gourdieburn	Potterton	135		Provision of change with no link or pathway to qualifying features	OUT	Part Not preferred and Part Reserved
FR038	Land to the west of Cuniestown, North of Teuchar Road	Cuniestown	60		Provision of change with no or minimal effects	OUT	Preferred
FR039	Land to the North of Teuchar Road	Cuniestown	20		Provision of change with no or minimal effects	OUT	Preferred
FR040	Land at Sunnybrae Croft, Methlick	Methlick	7		Provision of change with no or minimal effects	OUT	Preferred
FR042	Land at Fyvie Road, Woodhead of Fyvie	Woodhead	5		Provision of change with no or minimal effects	OUT	Not preferred
FR043	Site North of Woodhead Farm, Woodhead of Fyvie	Woodhead	5		Provision of change with no or minimal effects	OUT	Not preferred

FR044	Bridgend Tippetty	Tippetty	2		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage	IN	Not preferred due to infrastructure constraint and unable to achieve active travel
FR045	Site adjacent to Elmar	Tippetty	1		Provision of change with no link or pathway to qualifying features	OUT	Not preferred
FR046	Site Adj to Bellmuir Lodge	Methlick	8		Provision of change with no or minimal effects	OUT	Not preferred
FR047	Site Adjacent to Bellmuir Lodge	Methlick	5		Provision of change with no or minimal effects	OUT	Not preferred
FR048	Land at Wood of Schivas	Ythanbank	12		Provision of change with no link or pathway to qualifying features	OUT	Not preferred
FR049	Land at Wood of Schivas	Ythanbank	25	2.5ha employment land	Provision of change with no link or pathway to	OUT	Not preferred

					qualifying features		
FR050	Land to the North of Oceanlab	Newburgh	60		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN	Not preferred due to infrastructure constraint and not favoured by community council
FR052	Site Adjacent to Waterside Cottages	Near Newburgh	5		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the	IN	Not Preferred because the site is within Coastal Zone and North East Coast Special Landscape Area and adjacent to the internationally protected Ythan Estuary



					qualifying species.		
FR053	Land adjacent to Braefield, Woodhead of Fyvie	Fyvie	3		Provision of change with no or minimal effects	OUT	Not Preferred
FR054	Land adjacent to Hillview, Woodhead of Fyvie	Fyvie	2		Provision of change with no or minimal effects	OUT	Not Preferred
FR055	Chance Inn	White Cairns	3		Provision of change with no or minimal effects	OUT	Not Preferred
FR058	Braiklay Croft 2	Tarves	19		Provision of change with no or minimal effects	OUT	Preferred
FR059	Land at Barthol Chapel	Barthol Chapel	5		Provision of change with no or minimal effects	OUT	Preferred
FR061	Newbarns Phase 1	Oldmeldrum	88		Provision of change with no link or pathway to qualifying features	OUT	Preferred
FR062	Newbarns Phase 2	Oldmeldrum	146		PPS likely to have significant effects	IN	Not Preferred due to loss of prime agricultural land
FR063	FR063 Site 1, Adjacent to Golf View	Ellon	51		Ythan Estuary, Sands of Forvie and Meikle	IN	Not Preferred Negative impact on landscap

					Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.		e character and SPA site
FR064	Site 2, Adjacent to Golf View	Ellon	32		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN	Not Preferred Negative impact on landscape character and SPA site
FR065	Site 1, Land at Blairythan Terrace	Foveran	12		Provision of change with no link or pathway to qualifying features, given private drainage is	OUT	Preferred

					provided (private drainage has been proposed)		
FR066	Site 2, Land at Blairythan Terrace	Foveran	5		Provision of change with no link or pathway to qualifying features, given private drainage is provided (private drainage has been proposed)	OUT	Preferred
FR067	Site 3, Land at Blairythan Terrace	Foveran	38		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the north east. Provision of change with no or minimal effects. There is no connection to the site.	OUT	Preferred
FR068	OP2 Coutens	Oldmeldrum	85		Buchan Ness to Collieston Coast SPA, Ythan	IN	Preferred

					Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC likely to be affected through indirect drainage.		
FR0 69	Land at Chapel Park	Oldmeldrum	49		Buchan Ness to Collieston Coast SPA, Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC likely to be affected through indirect drainage.	IN	Preferred
FR0 73	Land at Parkside Piggery	Oldmeldrum	10		Provision of change with no or minimal effects	OUT	Preferred
FR0 74	Site adjacent to Rosehall	Turriff			Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

FR075	Parkview, Broomfield	Near Ellon	3		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
FR076	Hornhillock Broomfield	Near Ellon	3		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
FR077	Land at Egie Road, Balmedie	Balmedie	80	11ha mixed commercial land, retail and hotel	Provision of change with no or minimal effects	OUT	Preferred
FR078	Land at Balmellie and Dalgaty	Turriff	450	10ha employment, community facilities	Troup, Pennan and Lion's Heads is set to the north. Provision of change with no or minimal effects	OUT	Preferred
FR081	Land at Whiteley Farm	Daviot	12		Provision of change with no or minimal effects	OUT	Not preferred
FR082	Land Adjacent to Former A90, North of Westfield Road	Foveran	14		Provision of change with no link or pathway to qualifying features, given private drainage is	OUT	Not preferred

					provided (private drainage has been proposed)		
FR0 84	North of Waterton	Ellon	10		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN	Not Preferred Constraint on infrastructure and loss of prime agricultural land
FR0 85	Land at Kinnaird House	Turriff		Extension to Settlement Boundary	Too general nature of PPS with no information on where, how, or when of implementation	OUT	Not preferred
FR0 86	Land North of Cornfield Road	Turriff	40		Provision of change with no link or pathway to qualifying features	OUT	Not preferred

FR0 87	Site OP1 Garmond North	Garmond	6		Provision of change with no or minimal effects	OUT	Not Preferred
FR0 88	Land at Parcock Quarry	Oldmeldrum	10		Provision of change with no or minimal effects	OUT	Not Preferred
FR0 89	Land at Keir Farm	Balmedie	500		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through impact on goose grazing areas	IN	Reserved
FR0 90	OP1 Cromleybank	Ellon	980	Primary School, Employment Land	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to	IN	Preferred

					have an impact on the qualifying species.		
FR091	Site West of Gateside Lambhill	St Katherine s	8		Provision of change with no or minimal effects	OUT	Not Preferred
FR092	Site at Cassiegill s	Ellon	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN	Reserved
FR093	Site at Former Smithy, Main Street	Newburg h	1		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying	IN	Preferred



					sites and likely to have an impact on the qualifying species.		
FR094	Land for Housing at Norse Yard	Pitmedden	15		Provision of change with no or minimal effects	OUT	Not Preferred
FR095	Land for Mixed use at Norse Yard	Pitmedden	12	commercial (1,000m2) of up to x4 units (e.g. farm shop, business unit) and parking	Provision of change with no or minimal effects	OUT	Not Preferred
FR096	Land at West and North West Pitmedden	Pitmedden	90		Provision of change with no or minimal effects	OUT	Not Preferred
FR097	Land North of Drovers Place	Whitecairns	30		Provision of change with no or minimal effects	OUT	Not Preferred
FR098	Land to North of St Katherine's	St Katherine's	35	Business Use	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
FR099	Land at the Old School House, Ardmiddle, Turriff	Ardmiddle, Turriff	30		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

FR1 00	Land Adjacent to Norven, Daviot	Daviot	3		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 01	Land West of Daviot	Daviot	12		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 02	Land North of Woodland Gardens	Daviot	12		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 03	Land at Blairton Farm, Balmedie	Balmedie	6		Provision of change with no link or pathway to qualifying features subject to appropriate drainage arrangement	IN	Preferred
FR1 04	Land South of Laingseat Road	Potterton	100	Community Centre	Provision of change with no link or pathway to qualifying features subject to appropriate drainage arrangement	IN	Preferred
FR1 05	Land East of Manse Road	Potterton	100	Employment uses and school site	Provision of change with no link or pathway to qualifying	IN	Not Preferred due to infrastructure requirement

					features subject to appropriate drainage arrangement		
FR106	Land East of B999 and North of Potterton	Potterton	100	Business Units	Provision of change with no link or pathway to qualifying features subject to appropriate drainage arrangement	IN	Not Preferred due to proximity to the settlement and negative landscape impact
FR107	Milldale, Pitmedden	Pitmedden	9		Provision of change with no or minimal effects	OUT	Not Preferred
FR108	Mill of Allathan, Udny, Ellon	Ellon	30		Provision of change with no or minimal effects	OUT	Not Preferred
FR109	Land to South West of Foveran	Foveran	580		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the north east. The site is at a relatively close proximity to the qualifying site and would have an	IN	Not Preferred Negative impact on infrastructure and loss of prime agricultural land

					effect indirectly through drainage.		
FR1 11	Site 2, Land Adjacent to Millburn Road & B9170 Oldmeldrum	Oldmeldrum	200		Provision of change with no or minimal effects	OUT	Reserved
FR1 12	Land Adjacent to Drumsinnie Drive, Rothienorman	Rothienorman	15		Provision of change with no or minimal effects	OUT	Preferred
FR1 14	Small Site at Kirkton of Auchterless, Turriff	Kirkton of Auchterless	2		Provision of change with no or minimal effects	OUT	Preferred
FR1 15	Large Site at Kirkton of Auchterless, Turriff	Kirkton of Auchterless	12		Provision of change with no or minimal effects	OUT	Reserved
FR1 16	Land at Blairton, Balmedie		1650		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the north east. The site is at a relatively close proximity to the qualifying sites and	IN	Reserved

					would have an effect indirectly through drainage.		
FR1 19	Site OP1 Land North of Distillery Road	Oldmeldrum	50		Provision of change with no or minimal effects	OUT	Preferred
FR1 20	Land North and South of Gourdie Park (Site A), Potterton	Potterton	435	750sq meters of Retail Space and land for education / community facilities	Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the north east. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage.	IN	Not Preferred due to landscape character and setting of Potterton
FR1 21	Land North of Gourdie Park (Site B), Potterton	Potterton	109	750sq meters of Retail Space and land for education / community facilities	Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the north east. The	IN	Not Preferred due to landscape character and infrastructure required.

					site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage.		
FR1 22	Land North of Gourdie Park (Site C), Potterton	Potterton	185	750sq meters of Retail Space and land for education / community facilities	Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the north east. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage.	IN	Not Preferred due to landscape character and infrastructure required.
FR1 24	Land at Elgie Farm, Balmedie	Balmedie	220		Provision of change with no or minimal effects	OUT	
FR1 25	Land North East of Peterwell Road	Fyvie	30		Provision of change with no or minimal effects	OUT	Not Preferred

FR1 26	Land West of Fyvie Primary School	Fyvie	30		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 27	Lower Smiddys eat, Turriff	Turriff	50		Provision of change with no link or pathway to qualifying features	OUT	Reserved
FR1 28	Land at Southfold s Farm	Balmedie			Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
FR1 30	Land to the West of Woodhea d, Woodhea d of Fyvie	Near Fyvie	24		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 31	Land to East of Cairn View	Belhelvie	15		Provision of change with no link or pathway to qualifying features	OUT	Preferred
FR1 32	Quarry Field Site, Land at Mill of Allathan Farm, Udny	Near Pitmedde n	24		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 34	Site Adjacent to Bridgend Terrace, Turriff	Turriff	35		Provision of change with no link or pathway to	OUT	Preferred

					qualifying features		
FR1 35	Site Adjacent to Gownor	Oldmeldrum	40		PPS likely to have significant effects	IN	Not Preferred Due to impact on infrastructure and loss of prime agricultural land
FR1 36	Site Opposite Auquhorties Croft, Oldmeldrum	Oldmeldrum	6		Provision of change with no link or pathway to qualifying features	OUT	Preferred
FR1 37	Site Opposite Smallburn Cottage, Auchterless, Turriff	Turriff	10		Provision of change with no link or pathway to qualifying features	OUT	Preferred
FR1 38	Site OP1, Land North East of Udney Station Park	Udney Station	35	1ha employment land	Provision of change with no or minimal effects	OUT	Preferred
FR1 39	Land North East of Udney Station Park	Udney Station	65	1ha employment land	Provision of change with no or minimal effects	OUT	Preferred
FR1 40	Land North of Denview Road, Potterton	Potterton	117		Provision of change with no link or pathway to qualifying features	OUT	Preferred



FR1 41	Land North and North West of Denview Road Potterton	Potterton	175		Provision of change with no link or pathway to qualifying features	OUT	Reserved
FR1 42	Land West of A90 (Phase 1), North of Blairythann	Foveran	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the north east. The site is at a relatively close proximity to the qualifying site and would have an effect indirectly through drainage.	IN	Not Preferred Due to diminish of large section of prime agricultural land and unnatural extension of the village
FR1 43	Land West of A90 (Phase 2), North of Blairythann	Foveran	140		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the north east. The site is at a relatively close proximity to the qualifying site and would have an	IN	Not Preferred Due to diminish of large section of prime agricultural land and unnatural extension of the village

					effect indirectly through drainage.		
FR1 46	Land to East of South Balnoon Farmhouse, Forge: previous Equestrian Centre	Forge	10		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 47	Land to North and East of South Balnoon Farmhouse, Forge: Existing agricultural sheds alongside steadings	Forge	4		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 48	Hill of Keir	Balmedie	21		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

## Housing Sites and ancillary development in Garioch

BID Ref	Site Name	Settlement	Housing Units	Other associated developments	Screening reference and comments	Screen in/Screen Out	Preferred/ Not preferred /Reserved
GR001	Site to North of Little Acre, Lyne of Skene, Westhill	Lyne of Skene	5		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to lack of services to service the homes
GR002	Barreldykes, Old Rayne, Phase 3 (Option 1)	Old Rayne	27		Provision of change with no or minimal effects	OUT	Not Preferred
GR003	GR003 Barreldykes, Old Rayne, Phase 3 (Option 2)	Old Rayne	52	120m2 Business/ Office Space	Provision of change with no or minimal effects	OUT	Not Preferred

GR004	Land North of Auchleven, Auchleven	Auchleven	3		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR005	Land at Kinellar Estate, Blackburn	Blackburn	50	Employment land and community uses	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR006	Land to the South of the Monument	Newmachar	75		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR007	Site South of Corseduck Road	Newmachar	150		PPS likely to have significant effects	IN	Not Preferred Not considered as a logical expansion
GR008	Site OP2, North of Corseduck Road, Newmachar	Newmachar	155		Provision of change with no or minimal effects	OUT	Preferred
GR009	Site 1 at Westgate	Inverurie	50		The qualifyi	IN	Not Preferred

	North, John Sorrie Drive, Inverurie				ng sites has a potential to be affected through indirect drainage		due to infrastructure constraint
GR010	Site 2 at Westgate North, John Sorrie Drive, Inverurie	Inverurie	50		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint
GR011	Phase 1, Site South of Kingseat	Kingseat	75	Community Facilities	Provision of change with no or minimal effects	OUT	Not Preferred
GR012	Phase 1 and Phase 2, Site South of Kingseat	Kingseat	150	Community Facilities	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR013	Land East of Station Road, Hatton of Fintray	Hatton of Fintray	40		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

GR01 4	Site Adjacent to Wester Ord Farmhouse, Skene	Skene	25		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR01 5	Site South of Inch Railway Station, Inch	Insch	60	0.35ha employment land (Class 4) and car park for Inch Railway Station	Provision of change with no link or pathway to qualifying features	OUT	Reserved
GR01 6	Land North of Letter Road, Lyne of Skene	Lyne of Skene	15		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to infrastructure constraint and flooding

GR017	Land at Burnside, Sauchen	Sauchen	15		Provision of change with no or minimal effects	OUT	Preferred
GR018	Field South of B977, Leylodge, Kintore	Near Kintore	12	80m2 Employment Land	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR019	Land at Corseduk Road, Newmachar	Newmachar	60		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR020	Land West of Sauchen, Phase 1, Sauchen	Sauchen	40	1 ha Employment Land and Community Facilities	Provision of change with no or minimal effects	OUT	Not Preferred
GR021	Land West of Sauchen, Phase 1-4, Sauchen	Sauchen	160	1 ha Employment Land and Community Facilities	Provision of change with no or minimal effects	OUT	Not Preferred
GR022	Land at Mains of Skene, Lyne of Skene	Lyne of Skene	7		Loch of Skene is set to the south east. This	IN	Not Preferred due to proximity to settlement

					site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.		boundary and infrastructure constraints
GR024	Land Opposite Kingsfield Road Junction, Glasgoforest	Opposite Blackburn	5		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR025	Land at Kinmundy, Westhill	Westhill	120		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the	IN	Not Preferred due to set within greenbelt and HSE's pipeline consultation zone



					qualifying species and through indirect drainage.		
GR026	Land at Blair Bungalow, North of Sempill Cottages, Fintray	Fintray	26		Provision of change with no or minimal effects	OUT	Not Preferred
GR027	Site A, Land West of Blackhall Road, Inverurie	Inverurie	360		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraints
GR028	Site B, Mains of Blackhall, West of Blackhall Road, Inverurie	Inverurie	100		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraints
GR029a & c	Land at Drumrossie West, Drumrossie and Denwell Farm, Inch	Inch	200		Provision of change with no link or pathway to qualifying features	OUT	Reserved
GR029b	Land at Drumross	Inch	398		Provision of	OUT	Not preferred

	ie West, Drumrossie and Denwell Farm, Inch				change with no link or pathway to qualifying features		
GR03 1	Sites A, B & C, Lyne of Skene	Lyne of Skene	157	Retail and Community Use	Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to infrastructure and flooding constraints
GR03 2	Land at Strawberry Fields, Westhill	Westhill	180		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying	IN	Not Preferred due to set within HSE's pipeline consultation zone

					ng site and likely to have an impact on the qualifying species and through indirect drainage.		
GR033	Land at Hillhead of Glasgoeg o, Blackburn	Blackburn	300		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR034	Land East of Kingseat Business Park, Newmachar	Kingseat	65	Community Facilities	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR035	Site OP1, Cromwell side Farm, Old Rayne	Old Rayne	13		Provision of change with no or minimal effects	OUT	Not Preferred
GR036	Land at Fetterneer Estate, West of River Don, Kemnay	Kemnay	73		The qualifying sites has a potential to be affected	IN	Not Preferred due to poor link with settlement

					through indirect drainage		
GR037	Site 1, Land at Upper Davah, West of Inverurie Golf Club	Inverurie	55		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint
GR038	Site 2, Land at Upper Davah, West of Inverurie Golf Club	Inverurie	73		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint
GR039	Land West of Westhill, South of the A944 (Site 1)	Westhill	100		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and	IN	Not Preferred due to set within HSE's pipeline consultation zone

					through drainage.		
GR040	Land West of Westhill, South of the A944 (Site 2)	Near Westhill	500	Community Facilities	Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to set within HSE's pipeline consultation zone
GR041	Land West of Westhill, South of the A944 (Site 3)	Westhill	2500	Community facilities and a neighbourhood centre	Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the	IN	Not Preferred due to set within HSE's pipeline consultation zone

					qualifying species and through drainage.		
GR04 2	Site 1, Mains of Kinmundy , Westhill	Westhill	77		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to set within greenbelt and HSE's pipeline consultation zone
GR04 3	Site 2, Mains of Kinmundy , Westhill	Westhill	87		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and	IN	Not Preferred due to set within greenbelt and HSE's pipeline consultation zone

					likely to have an impact on the qualifying species and through drainage.		
GR04 4	Site OP1, West of Hatton Court, Hatton of Fintray	Hatton of Fintray	12		Provision of change with no link or pathway to qualifying features	OUT	Preferred
GR04 5	Land East of Jaffray Lane, Kinmuck, Inverurie	Kinmuck	21		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR04 6	Land North & East of Dubston Farm, Inverurie	Inverurie	41		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint
GR04 7	Land North & East of Dubston Farm, Inverurie	Kinmuck	6		Provision of change with no link or pathway	OUT	Not Preferred

					y to qualifyi ng feature s		
GR048	Land North West of Parkside Gardens, Durno, Inverurie	Durno	8		Provisio n of change with no or minimal effects	OUT	Not Preferred
GR049	Land South of B993, West of Woodlands Cottages, Keith Hall	Keith Hall	36		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Reserve d
GR050	Land West of Keith Hall Primary School, Keith Hall	Keith Hall	37		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR051	Land West of Auchleven, Inch	Auchleven	14		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR053	BUS 2 Site, South of Northern Road -	Kintore	32	Employeme nt Land	The qualifyi ng sites has a potentia	IN	Reserve d



	A96 Roundabout, Kintore				I to be affected through indirect drainage		
GR054	Land South of Midmar School, Midmar, Inverurie	Midmar	20		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR055	Land at Tillybirloch, Midmar, Inverurie	Midmar	4		Provision of change with no or minimal effects	OUT	Not Preferred
GR056	Land at South of Cluny Primary School, Cluny, Sauchen	Sauchen	6 homes (Self-Build)		Provision of change with no or minimal effects	OUT	Not Preferred
GR057	Land at East Balhalgady Farm, Inverurie (Bid 1)	Inverurie	100		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to impact on the setting of B listed building
GR058	Land at East Balhalgady Farm, Inverurie (Bid 2)	Inverurie	200		The qualifying sites has a potential to be affected through	IN	Not Preferred due to impact on the setting of B listed building

					indirect drainage		and infrastructure constraint
GR059	Land at East Balhalgardy Farm, Inverurie (Bid 3)	Inverurie	500		The qualifying sites might be affected through indirect drainage	IN	Not Preferred due to impact on the setting of B listed building and infrastructure constraint
GR060	Land at Tweedale, Keith Hall, Inverurie	Keith Hall	400		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR061	GR061 Land North and East of St. James Walk, Inverurie	Inverurie	100		The qualifying sites might be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint and flood risk
GR062	Land at St James Place, Inverurie	Inverurie	900	A primary school and commercial land	The qualifying sites might be affected through indirect drainage	IN	Not Preferred due to flood risk, impact on wildlife and impact on the

							Bennachie Special Landscape area
GR063	Land South of Mill of Brodiach, Westhill	Westhill	100		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to set within greenbelt and HSE's pipeline consultation zone
GR064	Land North of Broadshade, Westhill	Westhill	250		Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact	IN	Not Preferred due to set on HSE's pipeline consultation zone and effect on scheduled monuments

					on the qualifying species and through drainage.		
GR065	Land at Newlands , West of The Newmacher Hotel, Newmacher	Newmacher	100	100m2 community uses	PPS likely to have significant effects	IN	Not Preferred Due to infrastructure constraint
GR066	Land at Damhead , Cadgerford & Backhill, South of Westhill	Westhill	900	9-10 ha Employment Land	Loch of Skene is set to the south east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred Due to Infrastructure constraints and HSE pipeline consultation zone
GR067	Land North of Pitmachie Farm, Pitmachie , Old Rayne	Old Rayne	10		Provision of change with no or minimal effects	OUT	Preferred

GR068	Land North of B994, Upper Cottown, Kintore	Kintore	8		Provision of change with no or minimal effects	OUT	Not Preferred
GR069	Land at Westlodge, North of Gadie Burn, Oyne	Oyne	18		Provision of change with no or minimal effects	OUT	Not Preferred
GR070	Land North of Keirhill Way, Westhill	Westhill	6		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to over-development
GR071	Land East of Marionburgh Cottage, North West of Sunhoney Stone	Midmar	3		Provision of change with no or minimal effects	OUT	Not Preferred

	Circle, Midmar						
GR07 2	GR072 Land East of Mortimers Way, Auchlev en, Insch	Auchlev en	23		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR07 3	Land at Kirkton of Rayne, Insch	Insch	8		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Preferred
GR07 4	Land West of Midmar Public Hall, Roadside of Corsinda e, Midmar	Midmar	10		Provisio n of change with no or minimal effects	OUT	Preferred
GR07 6	Land East of Hazelden e, Kintore	Kintore	25		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR07 8	Land East of Kintore	Kintore	400		The qualifi ng sites might be affected	OUT	Reserve d

					through indirect drainage		
GR079	Land South East of Hillbrae Way, Newmachar	Newmachar	180	Retail and commercial land	PPS likely to have significant effects	IN	Reserved
GR080	Land South of Parkview, Lethenty	Lethenty	2		Provision of change with no or minimal effects	OUT	Not Preferred
GR081	Land North & West of Lethenty, Inverurie	Lethenty	15		Provision of change with no or minimal effects	OUT	Not Preferred
GR082	Land at Greenway 01, Drum of Wartle	Drum of Wartle	3		Provision of change with no or minimal effects	OUT	Not Preferred
GR084	Land at Harlaw Park, Harlaw Drive, Inverurie	Inverurie	50 homes (supported accommodation)		Provision of change with no or minimal effects	OUT	Preferred
GR085	Land East of Cairntradlin, Blackburn	Kinellar/Blackburn	Housing		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

GR086	Land at Mameulah, North of Kingseat Road, Newmachar	Newmachar	300	1.75ha employment land	Provision of change with no or minimal effects	OUT	Reserve
GR087	Sites OP1 and P5, Caskieburn, Blackburn	Blackburn	150		Provision of change with no or minimal effects	OUT	Preferred
GR088	Land North of Site P5, Caskieburn, Blackburn	Blackburn	50		Provision of change with no or minimal effects	OUT	Reserved
GR089	Land at Souterford, Inverurie	Inverurie	300	Community Uses	The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred due to the loss of prime agricultural land and flood risk
GR090	Land at South West Lofthillock, Inverurie	Inverurie	50		The qualifying sites has a potential to be affected through indirect drainage	IN	Not Preferred
GR091	Land at Souterford and Lofthillock, Inverurie	Inverurie	450	Community Uses	The qualifying sites has a potential to be	IN	Not Preferred



					affected through indirect drainage		
GR09 2	Land North of Forbes Park, Echt	Echt	25		Provision of change with no or minimal effects	OUT	Preferred
GR09 3	Land South East of Echt, South of B9119, Echt	Echt	28		Provision of change with no or minimal effects	OUT	Preferred
GR09 4	Land North of Dunecht, West of B977, Dunecht	Dunecht	50		The qualifying sites might be affected through indirect drainage	OUT	Reserved
GR09 5	Land North of Roadside of Garlogie, Garlogie	Garlogie	15		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR09 6	Land South of Main Street (Smaller Site), Sauchen	Sauchen	50	500-600m2 community centre (Class 11)	Provision of change with no or minimal effects	OUT	Not Preferred
GR09 7	Land South of Main	Sauchen	120	500-600m2 community	Provision of change	OUT	Not Preferred

	Street (Larger Site), Sauchen			y centre (Class 11)	with no or minimal effects		
GR098	Land at Cullerlie Smithy, Cullerlie, Westhill	Westhill	8	500m2 employment land	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR100	Land North of Keirhill Way, Westhill	Westhill	12		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to over-development
GR101	Land North East of Damask Crescent, Newmachar (Option1)	Newmachar	21		Provision of change with no link or pathway to qualifying	OUT	Not Preferred

					features		
GR10 2	Land North East of Damask Crescent, Newmachar (Option1)	Newmachar	18		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR10 3	Land North of Damask Crescent, Newmachar (Option 1)	Newmachar	25		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR10 4	Land North of Damask Crescent, Newmachar (Option 2)	Newmachar	14		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR10 5	Land West of Fairview, Newmachar	Newmachar	10	Employment land (564m2)	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR10 7	Land South of St Gile's Chapel,	Hatton of Fintray	25		Provision of change with no	OUT	Not Preferred

	Hatton of Fintray				link or pathway to qualifying features		
GR108	Land North of Lairds Park, Hatton of Fintray	Hatton of Fintray	25		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR109	Site South of the Cottis, Fintray, Dyce	Fintray, Dyce	5		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
GR1111	GR111 Land East of Meikle Wartle, Inverurie	Meikle Wartle	6		Provision of change with no or minimal effects	OUT	Not Preferred
GR112	Land North of Meikle Wartle, Inverurie	Meikle Wartle	12		Provision of change with no or minimal effects	OUT	Preferred
GR113	Land South of Birchbank, Inverurie	Near Burnhervie	6		Provision of change with no or minimal effects	OUT	Not Preferred

GR11 4	Land North of St. James Place, Inverurie	Inverurie	49		The qualifying sites might be affected through indirect drainage	IN	Not Preferred due to infrastructure constraint and flood risk
GR11 5	Land at Mains of Sauchen, North West of Sauchen	Sauchen	150	Community Facility	Provision of change with no or minimal effects	OUT	Not Preferred
GR11 6	Land South West of Old Skene Road, Kirkton of Skene	Kirkton of Skene	45		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to impact on setting of grade B listed building and constraint on education provision
GR11 7	Land North of Lochter Drive, Uryside (Phase	Inverurie	500		The qualifying sites might be affected through	IN	Not Preferred due to prime agricultural land, flood

	3), Inverurie				indirect drainag e		risk, possible tree removal and impact on the setting of A-listed Bourtie House
GR11 8	Land South West of Meadow Croft, Kinmuck	Kinmuck	15		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR11 9	Site at Cairfield, West of Hill of Keir Road, Westhill	Westhill/ Kirkton of Skene	100		Loch of Skene is set to the west. This site is at a very close proximit y to the qualifyi ng site and likely to have an impact on the qualifyi ng species and through drainag e.	IN	Not Preferred due to over- develop ment
GR12 0	Land North of	Westhill	75		Provisio n of	OUT	Not Preferred

	Meadowl ands Drive, Westhill (Sites 1 and 2)				change with no link or pathwa y to qualifyi ng feature s		
GR12 1	Land North of Meadowl ands Drive, Westhill (Site 1)	Westhill	35		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR12 2	Land North of Meadowl ands Drive, Westhill (Site 2)	Westhill	40		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR12 3	Land North West of Meadowl ands Drive, Westhill	Westhill	49		Provisio n of change with no link or pathwa y to qualifyi ng feature s	OUT	Not Preferred
GR12 5	Land at former Blockwor ks Site, Straik Road, Elrick, Westhill	Westhill/ Elrick	33		Provisio n of change with no link or pathwa y to qualifyi	OUT	Reserve d

					ng feature s		
GR12 6	Land adjacent to Woodside Croft, Kintore	Kintore	24		Provisio n of change with no or minimal effects	OUT	Reserve d
GR12 7	Land North of Glebelan d, Kirkton on Skene, Westhill	Kirkton of Skene	30		Loch of Skene is set to the west. This site is at a very close proximit y to the qualifyi ng site and likely to have an impact on the qualifyi ng species and through drainag e.	IN	Not Preferred due to over- develop ment
GR12 8	Land East of OP 1, South of Inverurie Road, Keithhall	Keithhall	15		Provisio n of change with no or minimal effects	OUT	Preferred
GR12 9	OP1 and R1, South of Inverurie Road, Keithhall	Keithhall	15	Car park for village hall	Provisio n of change with no or minimal effects	OUT	Preferred



GR130	OP2, The Glebe, Chapel of Garioch, Inverurie	Chapel of Garioch	15		Provision of change with no or minimal effects	OUT	Preferred
GR132	Land at Mains of Keir, South East of B979, Westhill	Westhill	90		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN	Not Preferred due to over-development
GR133	Land at Southerhill Farm, North West of Westhill, Westhill	Westhill	49	Public Park and Golf Practice Area	Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an	IN	Not Preferred due to over-development

					impact on the qualifying species and through drainage.		
GR134	Land at Kirkstyle Farm (North) (Option 1), Kemnay	Kemnay	65		Provision of change with no or minimal effects	OUT	Not Preferred
GR135	Land at Kirkstyle Farm (South) (Option 2), Kemnay	Kemnay	111		Provision of change with no or minimal effects	OUT	Not Preferred
GR136	Land at Kirkstyle Farm (North & South) (Option 3), Kemnay	Kemnay	65	Employment Land	Provision of change with no or minimal effects	OUT	Not Preferred
GR137	Land East of Rothienorman Road, Howford, Inverurie	Inverurie	109	Riverside Park	The qualifying sites might be affected through indirect drainage	IN	Not Preferred due to the site being reserved for Uryside Park
GR138	Land North of Dillyhill Way, Inverurie	Inverurie	76		Provision of change with no or minimal effects	OUT	Not Preferred
GR139	Land West of	Inverurie	45		Provision of	OUT	Not Preferred

	Bennachie View Care Home, Inverurie (Site 2)				change with no or minimal effects		
GR140	Land West of Bennachie View Care Home, Inverurie (Site 4)	Inverurie	20		Provision of change with no or minimal effects	OUT	Not Preferred
GR141	Land West of Bennachie View Care Home, Inverurie (Site 5)	Inverurie	105		Provision of change with no or minimal effects	OUT	Not Preferred
GR142	Land West of Conglass Cottages, Inverurie (Site 8)	Inverurie	Housing	Employment Land	Provision of change with no or minimal effects	OUT	Not Preferred
GR144	Land North of Goval Junction (Residential), Little Goval, Goval	Goval	15		Provision of change with no or minimal effects	OUT	Not Preferred
GR146	Land at Millbank Crossroads - Site OP1	Millbank	30	270m2 Employment Land	Provision of change with no or minimal effects	OUT	Preferred
GR147	Birley Bush, Kemnay	Kemnay	49		Provision of change with no or	OUT	Preferred

					minimal effects		
--	--	--	--	--	-----------------	--	--

## Housing Sites and ancillary development in Kincardine and Mearns

BID Ref	Site Name	Settlement	Housing Units	Other associated developments	Screening reference and comments	Screen in/Screen Out	Preferred/Not preferred/Reserved
KN001	Land at Burnside Croft, Drumlithie	Drumlithie	3		Provision of change with no or minimal effects	OUT	Not Preferred
KN002	Site North of Invergarry Park, St Cyrus	St Cyrus	19		Provision of change with no or minimal effects	OUT	Not Preferred
KN003	Site Adjacent to Lochside Road, St Cyrus (Option 2)	St Cyrus	30		Provision of change with no or minimal effects	OUT	Reserved
KN004	Site Adjacent to St Cyrus Park (Option 1)	St Cyrus	49		Provision of change with no or minimal effects	OUT	Not Preferred
KN005	Site 1 , Field 18, Maryculter	Kirkton of Maryculter	36		River Dee SAC is set to the east and west. This site is at a very close proximity to the	IN	Not Preferred due to lack of connectivity with the existing settlement, issues with drainage, road network

					qualifying site and likely to have an impact on the qualifying species through drainage .		and education
KN006	Site 2 , Field 18, Maryculter	Kirkton of Maryculter	36		River Dee SAC is set to the east and west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage .	IN	Not Preferred because the site is situated within the Aberdeen greenbelt
KN007	Site 3 , Field 3, Maryculter	Kirkton of Maryculter	6		River Dee SAC is set to the west. This site is at a very close proximit	IN	Not Preferred because the site is situated within the Aberdeen greenbelt and proximity

					y to the qualifyin g site and likely to have an impact on the qualifyin g species through drainage .		to River Dee SAC
KN008	Site 4 , Field 12, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. However, the number of homes proposed would not have any significant impact on the qualifyin g sites.	OUT	Not Preferred
KN009	Site 5, Field 12, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. However, the number of homes proposed would	OUT	Not Preferred

					not have any significant impact on the qualifying sites.		
KN010	Site 6, Field 12, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. However, the number of homes proposed would not have any significant impact on the qualifying sites.	OUT	Not Preferred
KN011	Site 7, Field 12, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. However, the number of homes proposed would not have any significant impact on the	OUT	Not Preferred



					qualifyin g sites.		
KN0 12	Site 8, Field 11, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. Howeve r, the number of homes propose d would not have any significa nt impact on the qualifyin g sites.	OUT	Not Preferred
KN0 13	Site 9, Field 11, Maryculter	Kirkton of Maryculter	1		River Dee SAC is set to both east and west. Howeve r, the number of homes propose d would not have any significa nt impact on the qualifyin g sites.	OUT	Not Preferred
KN0 14	Land at Burnhead , St Cyrus	St Cyrus	50		Provisio n of change with no	OUT	Not Preferred

					or minimal effects		
KN015	Land at Netherly House, Netherly	Netherly	4		Red Moss of Netherly SAC is set to the east. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through visits by the residents. River Dee SAC catchment areas would be affected through drainage.	IN	Not Preferred due to loss of woodland and impact on the River Dee SAC through drainage
KN016	Land Adjacent to Baille Na Choile Coach House,	Near Stonehaven	5		Provision of change with no or minimal effects	OUT	Not Preferred

	Stonehaven						
KN017	Land at Westlodge, Laurencekirk	Laurencekirk	12		Provision of change with no or minimal effects	OUT	Not Preferred
KN018	Site OP3, Land at Beattie Lodge, Laurencekirk	Laurencekirk	20		Provision of change with no or minimal effects	OUT	Not Preferred
KN019	Land at Beattie Lodge, Laurencekirk	Laurencekirk	150		Provision of change with no or minimal effects	OUT	Not Preferred
KN020	Land South-West of Cemetery at Beattie Lodge, Laurencekirk	Laurencekirk	20		Provision of change with no or minimal effects	OUT	Not Preferred
KN022	Land at the South End of High Street, Laurencekirk	Laurencekirk	11		Provision of change with no or minimal effects	OUT	Preferred
KN023	Land Adjacent to Railway Line, Gardenston Street, Laurencekirk	Laurencekirk	5		Provision of change with no or minimal effects	OUT	Not Preferred
KN024	Land Adjacent to Sub	Laurencekirk	20		Provision of change	OUT	Preferred

	Station, Gardenston Street, Laurencekirk				with no or minimal effects		
KN025	Land Adjacent to Pedestrian Track, Gardenston Street, Laurencekirk	Laurencekirk	4		Provision of change with no or minimal effects	OUT	Not Preferred
KN026	Land West of A90 Laurencekirk	Laurencekirk	250	10,000m2 employment land	Provision of change with no or minimal effects	OUT	Not Preferred
KN027	Land North of Thistle Drive, Hillside, Portlethen	Portlethen	300		Provision of change with no or minimal effects	OUT	Preferred
KN028	Land East of A90, Phase 2, Checkbar	Marywell	40		Provision of change with no or minimal effects	OUT	Not Preferred
KN029	Land at Checkbar Phase 3	Marywell	52		Provision of change with no or minimal effects	OUT	Not Preferred
KN030	Site North East of Ardoe House Hotel, Mid Ardoe	Mid Ardoe	1		River Dee SAC is set to the north. This site is at a	IN	Not Preferred due to unsustainable location

					very close proximity to the qualifying site and likely to have an impact on the qualifying species.		
KN032	Land at Braehead, Stonehaven	Stonehaven	400		Fowlsheugh SPA is set to the south east. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN	Not Preferred
KN033	Site M1 OP1, West of A92,	Roadside of Kinneff	16	Waste water treatment works	Provision of change with no or	OUT	Preferred

	Roadside of Kinneff				minimal effects		
KN034	Site A East of Drumoak	Drumoak	178		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage and tourism/visits by the residents.	IN	Not Preferred due to overdevelopment and negative landscape impact
KN035	Site B South of Drumoak	Drumoak	123		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact		Not Preferred due to negative landscape setting and insufficient drainage capacity

					on the qualifyin g species through drainage and tourism/ visits by the resident s.		
KN0 36	Site C West of Drumoak	Drumoa k	345	retail and commerci al	River Dee SAC is set to the south. This site is at a very close proximit y to the qualifyin g site and likely to have an impact on the qualifyin g species through drainage and tourism/ visits by the resident s.	IN	Not Preferred due to located within pipeline consultatio n zone and considered overdevelo pment
KN0 38	Land North of the Mains of Drum Steading, Drumoak	Drumoa k	50 (homes for elderly)		River Dee SAC is set to the south. This site is at a	IN	Not Preferred due to unsustaina ble developme nt (proximity

					very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage and tourism/visits by the residents.		to a settlement )
KN040	Land at Polston Road, Maryculter	Kirkton of Maryculter	5		River Dee SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Preferred
KN041	Land at Former Poultry	Portlethen	55		Provision of change with no	OUT	Preferred



	Sheds, Portlethen				or minimal effects		
KN0 42	Land at Leathan Fields, Portlethen	Portlethen	60		Provision of change with no or minimal effects	OUT	Preferred
KN0 43	Land South of Burnhead Croft, Lochside, St Cyrus	St Cyrus	9		Provision of change with no or minimal effects	OUT	Not Preferred
KN0 44	Land at Stranog, Maryculter	Maryculter	8		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN0 45	Land to South of Invercryn och House, Maryculter	Maryculter	5		River Dee SAC is set to the north east. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the	IN	Not Preferred due to risk of flooding and impact on the SAC site and drainage

					qualifying species through drainage .		
KN046	Land to West of Mill of Crynoch House, Maryculter	Maryculter	2		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage .	IN	Not Preferred due to risk of flooding and impact on the SAC site and drainage
KN047	Land at Whiteside , Netherley, Stonehaven	Netherley	8		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN048	OP1 Land to the North West of Fettercairn	Fettercairn	60		Provision of change with no or	OUT	Preferred

					minimal effects		
KN049	Land North of Lairhillock School, Netherley, Stonehaven	Netherley	70	Commercial units and nursery	Red Moss of Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species.	IN	Not Preferred due to proximity to other services and constraint on education provision
KN050	Land at Mains of Cowie (Mixed Use), Stonehaven	Stonehaven	250	4000m2 food retail and primary school	Garron Point SAC is set to the east and Fowlsheugh is set to the south east. This site is at a very close proximity to the qualifying site and likely to	IN	Not Preferred due to topography, infrastructure constraints and site is within South East Coast Special Landscape Area

					have an impact on the qualifying species.		
KN051	Land at Mains of Cowie (Residential), Stonehaven	Stonehaven	350	Primary School	Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species.	IN	Not Preferred due to set within South East Coast Special Landscape Area and loss of prime agricultural land
KN052	Land at West Cairnbeg, Laurencekirk	West Cairnbeg	12		Provision of change with no or minimal effects	OUT	Not Preferred
KN053	Site East of Westside Cottage, Maryculter (Site 1)	Netherley (Sunnyside)	15		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN054	Site East of Westside Cottage, Maryculter (Site 2)	Netherley (Sunnyside)	72		Red Moss of Netherley SAC is set to the	IN	Not Preferred due to falling within flood risk

					south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through tourism/ visits by residents.		area and inner pipeline consultation zone
KN055	Land at site OP1, Chapelton	Chapelton	4000	Commercial, Retail, Care home, Leisure and Community Facilities	Red Moss of Netherley SAC is set to the west. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying	IN	Reserved for 4000 homes

					species through tourism/ visits by residents.		
KN057	Land to the West of Cookston Road , Portlethen	Portlethen	400	Education , retail and associated infrastructure	River Dee SAC is set to the north and qualifying features are likely to be affected through tourism.	IN	Not Preferred due to capping of the Raised Lowland Bog and Roadside at Findon junction is at capacity
KN058	Land North of Schoolhill, Portlethen	Portlethen	1550	Education , retail and associated infrastructure	River Dee SAC is set to the north and qualifying features are likely to be affected through tourism.	IN	Not Preferred due to capping of the Raised Lowland Bog and dependent upon access from AWPR
KN059	Land at Dunnyfell Road, Muchalls	Muchalls	50		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN060	Land at Cairniebu	Netherley	4		Red Moss of	IN	Not Preferred

	rn Wood, Nether Craigwell, Netherley				Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species.		due to the site is within the middle and outer pipeline consultation zone and ancient woodland
KN061	Land at Cauldcots , Fettercain	Fettercain	10		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN062	Land at Rothnick Croft, Netherly	Netherley	3		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN064	Land at Park Quarry, Drumoak	Drumoak	600	Employment land 11,350m2 , retail	River Dee SAC is set to the north	IN	Not Preferred due to infrastructure constraints

					and qualifyin g features are likely to be affected through tourism/ visits by resident s and drainage .		and impact on SPA
KN0 65	Land North of Beach Road, St Cyrus	St Cyrus	60		Provisio n of change with no or minimal effects	OUT	Not Preferred
KN0 67	Land at Reinchall, North West of Woodend Cottages, Netherley	Netherl ey	20	Shop or meeting space	Red Moss of Netherle y SAC is set to the east. This site is at a very close proximit y to the qualifyin g site and likely to have an impact on the qualifyin g species through visits by the resident s. River Dee	IN	Not Preferred due to resulting an urbanisatio n and various infrastruct ure constraints



					SAC catchment areas would be affected through drainage .		
KN068	Land at Beattie's Hill, Stonehaven	Stonehaven	25		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN069	Land at Tollochill Wood, Banchory Devenick (Phase 1)	Banchory Devenick	289	Commercial and Employment Land	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage .	IN	Not Preferred due to being set within ancient woodland and it shall have a negative impact on the Green Belt
KN070	Land at Tollochill Wood,	Banchory	466	Commercial, Employment	River Dee SAC is	IN	Not Preferred due to

	Banchory Devenick (Phases 1-2)	Devenick		ent Land, School	set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.		being set within ancient woodland and it shall have a negative impact on the Green Belt
KN071	Land at Tollohill Wood, Banchory Devenick (Phases 1-3)	Banchory Devenick	804	Homes, Commercial, Employment Land, School	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by resident	IN	Not Preferred due to being set within ancient woodland, infrastructure constraints and it shall have a negative impact on the Green Belt

					s and drainage .		
KN072	Land at Tollohill Wood, Banchory Devenick (Phases 1-4)	Banchory Devenick	1310	Commercial, Employment Land, School	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage .	IN	Not Preferred due to being set within ancient woodland, infrastructure constraints and it shall have a negative impact on the Green Belt
KN073	Site West of Gaugers Burn, South of High Street, Laurence kirk	Laurence kirk	77	2370m2 Office (Class 4) and 5375m2 Industrial/Warehousing (Classes 5/6)	Provision of change with no or minimal effects	OUT	Preferred
KN074	Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris	Woodlands of Durris	50		River Dee SAC is set to the northwest and west. The site	IN	Preferred

					is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/ visits by residents and drainage .		
KN075	Land North of B9077, Kirkton of Durris	Kirkton of Durris	12		River Dee SAC is set to the northwest and west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/ visits by residents and	IN	Not Preferred because the development would result in overdevelopment

					drainage .		
KN076	Land at East Newtonleys, East of A957, Stonehaven	Stonehaven	100		Fowlsheugh SPA is set to the south east. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN	Not Preferred due to no connectivity to existing town, loss of prime agricultural land and visual impact
KN077	Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven	Stonehaven	400	Primary school and retail (200sqm)	Fowlsheugh SPA is set to the south east. This site is at a very close proximity to the qualifying site and has a	IN	Not Preferred due to being set close to SPA

					potential to have an impact on qualifying species through tourism or visits by the residents.		
KN078	South of Braehead, East of A957, Stonehaven	Stonehaven	100		Fowlsheugh SPA is set to the south east. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN	Not Preferred due to being set close to SPA and not connecting to the existing town
KN079	Land at Oakridge, North and West of	Marywell	1	Small holding/grazing	Provision of change with no or	OUT	Not Preferred

	Hillcrest, Findon				minimal effects		
KN0 80	Site OP1, Carron Den Road, Stoneh aven	Stoneh aven	155		Provisio n of change with no link or pathway to qualifyin g features	OUT	Not Preferred
KN0 81	Land South of Braehead , Adjacent to A975, Stonehav en	Stoneh aven	50		Fowlshe ugh SPA is set to the south east. This site is at a very close proximit y to the qualifyin g site and has a potential to have an impact on qualifyin g species through tourism or visits by the resident s and through drainage .	IN	Not Preferred due to infrastruct ure and landscape constraints .
KN0 82	Land South of Bramble Way,	Portleth en	160		Provisio n of change with no	OUT	Not Preferred

	Clashfarquhar, Portlethen				or minimal effects		
KN083	Land East of Denlethen Wood, Laurencekirk	Laurencekirk	400		Provision of change with no or minimal effects	OUT	Not Preferred
KN084	Land South of Earnsheugh Terrace, Findon	Findon	11		Provision of change with no or minimal effects	OUT	Preferred
KN085	Land at West of Findon Place, Findon	Findon	30		Provision of change with no or minimal effects	OUT	Not Preferred
KN086	Site at North Lodge, Ury Estate, Stonehaven	Stonehaven	150		Garron Point SAC is set to the east. The site is likely to have an impact on the qualifying site due to tourism/visits by residents and indirect drainage.	IN	Not Preferred due to proximity to the settlement and road infrastructure.
KN087	Site OP3, Blue Lodge, Ury Estate,	Stonehaven	99		The site may have an impact on	IN	Preferred



	Stonehaven				Garron Point SAC due to tourism or walking.		
KN088	Land West of Napier Place, North of Site OP1, Marykirk, Laurencekirk	Marykirk	30		Provision of change with no or minimal effects	OUT	Preferred
KN089	Land at Maryhill Farm, South East of Marykirk, Laurencekirk	Marykirk	40		Provision of change with no or minimal effects	OUT	Not Preferred
KN090	Upper Park, Drumoak	Drumoak	4		Provision of change with no or minimal effects	OUT	Not Preferred
KN091	Land at West Park, Drumoak	Drumoak	8		River Dee SAC is likely to be impacted through drainage.	IN	Not Preferred due to proximity to settlement and services and drainage infrastructure
KN095	Site OP1 (Smaller Site), East of Glenfarquhar Road,	Auchenblae	75	1ha employment land	Provision of change with no or minimal effects	OUT	Preferred

	Auchenblae						
KN096	Site OP1 (Larger Site), East of Glenfarquhar Road, Auchenblae	Auchenblae	75	1ha employment land	Provision of change with no or minimal effects	OUT	Preferred
KN097	Land North of West Cairnbeg Cottages, West Cairnbeg, Laurencekirk	West Cairnbeg	30	Community use (100sq. metres)	Provision of change with no or minimal effects	OUT	Not Preferred
KN098	Site OP1 Land at Aberluthnott Parish Church, The Glebe, Luthermuir	Luthermuir	31		Provision of change with no or minimal effects	OUT	Preferred
KN099	Site OP2 The Chapel, North of School Road, Luthermuir	Luthermuir	51	Village Shop and Commercial Unit	Provision of change with no or minimal effects	OUT	Not Preferred
KN100	Site OP1, North of Mains on Monduff, Newtonhill	Newtonhill	120		Provision of change with no or minimal effects	OUT	Preferred
KN101	Site Directly South of OP1, North of Mains on Monduff,	Newtonhill	120		Provision of change with no or minimal effects	OUT	Not Preferred

	Newtonhill						
KN102	Land at East Lodge (Bid 1), Ury Estate, Stonehaven	Stonehaven	212		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN	Preferred
KN103	Land at East Lodge (Bid 2), Ury Estate, Stonehaven	Stonehaven	60		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying	IN	Preferred

					species. This is likely to be caused by tourism/visits.		
KN104	Land at Mackie Village (Bid 5), Ury Estate, Stonehaven	Stonehaven	84		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN	Preferred
KN105	Land West of Toch-Hill Road, Fordoun	Fordoun	45		Provision of change with no or minimal effects	OUT	Not Preferred
KN107	Land at Caldhome Plantation, West of School Road,	Luthermuir	56	Retail	Provision of change with no or minimal effects	OUT	Not Preferred

	Luthermuir						
KN109	Land at Causeyport Farm, North of Portlethen	Portlethen	1800	Business uses, education and retail	River Dee SAC is set to the north and qualifying features are likely to be affected through tourism.	IN	Not Preferred due to the likelihood being dependent on a new Aberdeen Western Peripheral Route junction
KN110	Land at Blairs College Estate	Blairs	325	Golf course, equestrian centre, hotel and holiday accommodation	River Dee SAC is set directly to the north. The site is at a very close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN	Preferred
KN112	Site North of The	Stonehaven	2		Provision of	OUT	Not Preferred

	Views, Gallaton, Stonehaven	south (Mains of Dunnottar and Gallaton)			change with no link or pathway to qualifying features due to the number of homes proposed		
KN1 13	Site South of The Views, Gallaton, Stonehaven	Stonehaven south (Mains of Dunnottar and Gallaton)	1		Provision of change with no link or pathway to qualifying features due to the number of homes proposed	OUT	Not Preferred
KN1 14	Land West of Fordoun Road, North of Finella View, Laurencekirk	Laurencekirk	42		Provision of change with no or minimal effects	OUT	Not Preferred due to
KN1 16	Land at New Mains of Ury (Residential), Stonehaven	Stonehaven	32		Garron Point SAC is set to the east. This site is at a very close	IN	Not Preferred due to infrastructure and physical constraints

					proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.		
KN1 20	Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven	Stonehaven	250	local retail/ commercial/ service facilities	Garron Point SAC and Fowlsheugh SPA are set to the north east and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is	IN	Not Preferred due to loss of ancient woodland, education constraint and flood risk

					likely to be caused by tourism/ visits and indirect drainage .		
KN1 21	Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven	Stonehaven	750	local retail/ commercial/ service facilities	Garron Point SAC and Fowlsheugh SPA are set to the north east and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/ visits and indirect	IN	Not Preferred due to being disconnected from Stonehaven and a number of other technical and infrastructure constraints



					drainage .		
KN1 22	Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven	Stonehaven	1500	primary school and local retail/ commercial/ service facilities	Garron Point SAC and Fowlsheugh SPA are set to the north east and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/ visits and indirect drainage .	IN	Not Preferred due to being disconnected from Stonehaven and a number of other technical and infrastructure constraints
KN1 23	Land East of Altries Wood, Maryculter	Maryculter	10	Employment land	Provision of change with no link or pathway to	OUT	Not Preferred

					qualifying features		
KN1 24	Land North of Thurcroft House, Ardoe	Ardoe and Mid Ardoe	1		Provision of change with no link or pathway to qualifying features, based on the number of homes proposed	OUT	Not Preferred
KN1 25	Land West of Muirfoot, Luthermuir	Luthermuir	13		Provision of change with no or minimal effects	OUT	Not Preferred
KN1 26	Land East of Muirfoot, Luthermuir	Luthermuir	12		Provision of change with no or minimal effects	OUT	Not Preferred
KN1 27	Land South of North Burnside, Maryculter	Maryculter	12		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN1 28	Land South of Deeview Gardens, Drumoak	Drumoak	49		River Dee SAC is set to the south	IN	Preferred

					east. The site is set at a very close proximity to the qualifying site and has a potential to disturb the qualifying features through tourism/visits by residents and drainage.		
KN1 30	Land at Bridgefield, North of Inverbervie	Inverbervie	Housing (undisclosed)		Provision of change with no or minimal effects	OUT	Not Preferred
KN1 31	Site West of The Whinns, Mill of Uras	Mill of Uras	Housing (undisclosed)		Fowlsheugh SPA is set to the east. This site is at a close proximity to the qualifying site and has a potential to have an impact	IN	Not Preferred due to visual impact and loss of prime agricultural land

					on qualifyin g species through tourism or visits by the resident s and drainage .		
KN1 32	Land at Cammach more, Newtonhil l	Newton hill	10	Settlemen t boundary around Cammac hmore	Provisio n of change with no or minimal effects	OUT	Not Preferred
KN1 33	Land at Michael Tunstall Place & Cairnhill Drive, Newtonhil l	Newton hill	150		Provisio n of change with no or minimal effects	OUT	Not Preferred
KN1 34	Land at Highfield, Adjacent to Ecclesgre ig Road, St Cyrus	St Cyrus	24		Provisio n of change with no or minimal effects	OUT	Not Preferred
KN1 35	Land at Brae Road, South of Linton Business Park, Gourdon	Gourdo n	67		Provisio n of change with no or minimal effects	OUT	Not Preferred
KN1 36	Land at Upper Balfour, North of Woodland s of Durris	Woodla nds of Durris	20		River Dee SAC is set to the north. The site is at a	IN	Not Preferred due to infrastruct ure to the village and the site is detached

					close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/ visits by residents and drainage .		from the village
KN1 37	Land East of Kirkton House, South East of Kirkton of Durris	Kirkton of Durris	20		River Dee SAC is set to the west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/ visits by residents and drainage .	IN	Not Preferred due to connectivity, impact on setting and infrastructure constraints

KN1 38	Land at North West of Woodlands of Durris	Woodlands of Durris	30		River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/ visits by residents and drainage .	IN	Not Preferred due to a number of physical and infrastructure constraints .
-----------	---	---------------------------	----	--	--	----	--

## Housing Sites and ancillary development in Marr

BID Ref	Site Name	Settlement	Housing Units	Other associated developments	Screening reference and comments	Screen in/Screen Out	Preferred/Constrained/Reserved
MR001	Land at Gibston Bridge, Huntly	Huntly	70		Provision of change with no or minimal effects	OUT	Not preferred
MR002	Land at Steven Road, Huntly, BUS1	Huntly	50		Provision of change with no or minimal effects	OUT	Preferred
MR003	Sites OP4 and OP5, Battlehill Fields, Huntly	Huntly	11		Provision of change with no or minimal effects	OUT	Not preferred
MR004	Site at Craigmyle Road, Torphins	Torphins	15		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Not preferred due to loss of ancient woodland, proximity to amenities, education and visual impact.
MR005	Land at Annesley Farm, Torphins	Torphins	50		River Dee SAC is set to the south.	IN	Not preferred due to impact on the

					This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.		setting and potential education , road junction and waste water constraints.
MR006	Land North of Atholhill, Montgarr ie	Montgarr ie	4		Provision of change with no or minimal effects	OUT	Not preferred
MR007	Site to East of Dubston, Finzean	Finzean	4		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN	Not preferred due to proximity to key facilities and loss of woodland and potential impact on habitats.
MR008	Site to East of	Finzean	8		River Dee SAC	IN	Preferred



	Finzean Village Hall, Finzean				is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.		
MR011	Land at Deveron Road, East of A96, Huntly	Huntly	52		Provision of change with no or minimal effects	OUT	Preferred
MR012	Land East of Beltie Cottages, Bridge of Canny, Inchmarlo	Inchmarlo	3		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN	Not preferred due to proximity to settlement and car dependency.

MR0 13	Land at Binside, Cairnie, Huntly	Cairnie	10		Provision of change with no link or pathway to qualifyin g features	OUT	Reserved
MR0 15	Meikle Endovie, Land East of Alford, South of A944, Alford	Alford	250	Local retail and community uses	Provision of change with no or minimal effects	OUT	Not preferred
MR0 16	Site OP1, Invermar kie Farm, Huntly	Glass	5		Provision of change with no or minimal effects	OUT	Not preferred
MR0 17	A93- Pitmurchi e Road, Kincardin e O'Neil - Delivery Option 1	Kincardi ne O'Neil	84		River Dee SAC is set to the south. The qualifyin g sites might be affected through indirect drainage.	IN	Not preferred as the delivery period would not be appropria te.
MR0 18	A93- Pitmurchi e Road, Kincardin e O'Neil - Delivery Option 2	Kincardi ne O'Neil	84		River Dee SAC is set to the south. The qualifyin g sites might be affected through	IN	Not preferred as the delivery period would not be appropria te.

					indirect drainage.		
MR019	A93-Pitmurchie Road, Kincardine O'Neil - Delivery Option 3	Kincardine O'Neil	84		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Reserved
MR020	Land North of LDP Site M1, Aboyne North West	Aboyne	200		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN	Reserved
MR025	Site 1, Bridgend, Ballogie, Aboyne	Ballogie	10		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site	IN	Not preferred due to proximity to facilities, impact on character of the area, landscape and potential

					and may have an impact on the qualifying species through drainage.		drainage, water and road constraints.
MR0 26	Site 2, Mill of Cattie Road, Ballogie, Aboyne	Ballogie	9		Provision of change with no link or pathway to qualifying features.	OUT	Not preferred
MR0 27	Site 3, Marywell, Ballogie, Aboyne	Ballogie	9		Provision of change with no or minimal effects	OUT	Not preferred
MR0 28	Land South of Birsemore, Aboyne	Aboyne	13		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN	Not preferred due to the scale and potential waste water and road access constraints.

MR0 29	Site for Housing, North of B974, Deebank , Banchor y	Banchor y	10		River Dee SAC is set to the north. This site is at a very close proximity to the qualifyin g site and is likely to have an impact on the qualifyin g species through drainage.	IN	Not preferred due to the impact on the character of the area and loss of mature trees with associate d biodiversi ty and amenity value.
MR0 31	Land West of Auchattie , Banchor y	Banchor y	15		River Dee SAC is set to the north. This site is at a very close proximity to the qualifyin g site and likely to have an impact on the qualifyin g species through drainage.	IN	Not preferred due to loss of ancient woodland , landscap e impact and impact on protected species.
MR0 32	Land at Montgarr ie East, Alford	Montgarr ie	30		Provision of change with no	OUT	Not preferred

					or minimal effects		
MR033	Land at Banchory West, South-East of Golf Course, Banchory	Banchory	10		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Not preferred due to coalescence of Banchory and Inchmarlo.
MR034	Phase 1, Land South of Beltie Road, Torphins	Torphins	29		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Preferred
MR035	Phase 2, Land South of Beltie Road, Torphins	Torphins	21		River Dee SAC is set to the south. This site is at a very close proximity to the	IN	Preferred

					qualifyin g site and likely to have an impact on the qualifyin g species through drainage.		
MR0 36	Phase 3, Land South of Beltie Road, Torphins	Torphins	50		River Dee SAC is set to the south. This site is at a very close proximity to the qualifyin g site and likely to have an impact on the qualifyin g species through drainage.	IN	Not preferred due to its detached location, and potential education , flood risk and archaeol ogical site constraint s.
MR0 37	Land at Drumdel gie Calf Unit, Cairnie, Huntly	Cairnie	7	2 holiday units	Provision of change with no or minimal effects	OUT	Not preferred
MR0 38	Bid 1, Site at Lochside of Leys, Banchor y	Banchor y	100		River Dee SAC is set to the south. This site is at a very	IN	Preferred

					close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.		
MR039	Bid 2, Site at Lochside of Leys, Banchor y	Banchor y	200		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Reserved
MR040	Tillynarb, Land Adjacent to Wood of Arbeadie, Banchor y	Banchor y	50		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying	IN	Not preferred due to poor relation to the settlement, potential impact on woodland and



					g site and likely to have an impact on the qualifying species through drainage.		habitat, WWTW capacity and education .
MR0 41	Upper Arbedie , Land Adjacent to Wood of Arbedie , Banchor y	Banchor y	50		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Not preferred due to, potential impact on woodland , WWTW capacity and education .
MR0 42	Land at Greystone Farm, Alford	Alford	245		Provision of change with no or minimal effects	OUT	Not preferred
MR0 43	Land at Kingsford Road, Alford	Alford	85		Provision of change with no or minimal effects	OUT	Preferred
MR0 45	Land South	Drumblade	5		Provision of	OUT	Preferred

	West of Drumbalde Primary School, Huntly				change with no or minimal effects		
MR048	Land South West of Largue, Huntly	Largue	6		Provision of change with no or minimal effects	OUT	Not preferred
MR050	Land South East of Glencommon Wood, Inchmarlo, Banchory	Inchmarlo	120		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Preferred
MR051	Land adjacent to the Hall, Towie	Towie	4		Provision of change with no or minimal effects	OUT	Preferred
MR052	Land North East of Waterside Gardens,	Bridge of Alford	6		Provision of change with no or minimal effects	OUT	Preferred

	Bridge of Alford						
MR053	Land East of Raemoir Garden Centre, Banchoy	Banchoy	100		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Not preferred due to the loss of woodland.
MR054	Land South of Dykehead Farm, Aboyne	Aboyne	120		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Not preferred as there is no justification to release this scale of development at this time and heavy screening would be necessary.
MR055	Land at Lynturk, Kirkton of Tough, Alford	Kirkton of Tough	5		Provision of change with no or minimal effects	OUT	Not preferred
MR056	Land at Upper Arbeadie Road, Banchoy	Banchoy	61		Provision of change with no or minimal effects	OUT	Not preferred
MR057	Site OP3, Land at Gallowhil	Kincardine O'Neil	8		River Dee SAC is set to the west.	IN	Preferred

	I Road, Kincardine O'Neil				The site is within a flood plain and this would enable higher chance for contamination on the qualifying site.		
MR058	Land North of Tarland Burn, East of Tarland Manse, Tarland	Tarland	20-30		River Dee SAC is set to the north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site.	IN	Not preferred due to landscape impact and potential education constraint.
MR059	Land at Drumduan Depot, Dess, Aboyne	Aboyne	5-10	5-10 tourist lets and 5-10 workshops/studios	River Dee SAC is set to the east. The site includes a flood plain and this would enable higher chance for contamination	IN	Not preferred due to proximity with key facilities and car dependency.

					ation of the qualifyin g site.		
MR0 60	Site OP1, Land at Station Garage, Torphins	Torphins	47	Employment	River Dee SAC is set to the south. The site includes a flood plain and this would enable higher chance for contamin ation of the qualifyin g site.	IN	Preferred
MR0 61	Land at former Glen O'Dee Hospital, Corsee Road, Banchor y	Banchor y	50		River Dee SAC is set to the south. The qualifyin g sites might be affected through indirect drainage.	IN	Preferred
MR0 62	Land Norh of Hillcroft Road, Banchor y	Banchor y	50		Provision of change with no or minimal effects	OUT	Not preferred
MR0 63	Land South of B9002 (Masterpl an), Kenneth	Kenneth mont	70		Provision of change with no or	OUT	Not preferred

	mont, Huntly				minimal effects		
MR0 64	Land South of B9002 (Phase 1), Kenneth mont, Huntly	Kenneth mont	30		Provision of change with no or minimal effects	OUT	Preferred
MR0 65	Land South of B9002 (Phase 2), Kenneth mont, Huntly	Kenneth mont	40		Provision of change with no or minimal effects	OUT	Not preferred
MR0 66	Site Adjacent to Bleachfie ld Street, Huntly	Huntly	30		Provision of change with no or minimal effects	OUT	Not preferred
MR0 67	Site Adjacent to Upper Pirriesmil l, Huntly	Huntly	3		Provision of change with no or minimal effects	OUT	Not preferred
MR0 68	Land at the Golf Course, West of Glassel Road, Inchmarl o, Banchor y	Inchmarl o	100- 150		River Dee SAC is set to the south. The qualifyin g sites might be affected through indirect drainage.	IN	Not preferred due to waste water/ water capacity, education and road pressure constraint s.
MR0 69	Land at Wester Beltie, South West of	Torphins	6		River Dee SAC is set to the south.	IN	Preferred

	Torphins Golf Club, Torphins				The qualifying sites might be affected through indirect drainage.		
MR070	BUS Site, Land at MacRobert Trust Estate Yard, Tarland	Tarland	10	employment	Provision of change with no or minimal effects	OUT	Preferred
MR071	Site OP1, Glendeskry, Burnside Road, Tarland	Tarland	50	1ha employment	River Dee SAC is set to the north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site.	IN	Not preferred due to flood risk and potential education constraint.
MR072	Site OP2, Land Adjoining Alastrea n House, Tarland	Tarland	10		Provision of change with no link or pathway to qualifying features.	OUT	Preferred
MR073	Site P3 & P3, Land at Village Farm,	Tarland	36		River Dee SAC is set to the	IN	Preferred

	Melgum Road, Tarland				north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site.		
MR0 74	Masterplan Phase 3, Land South of Clyans Wood, Monymusk	Monymusk	46		Provision of change with no or minimal effects	OUT	Reserved
MR0 75	OP1 East Banchory	Banchory	35	Athletics field, storage and changing facilities	River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Not preferred due to lack of delivery of the existing allocation and removal of the park and ride.
MR0 76	P1 Land at	Banchory	40		River Dee SAC	IN	Not preferred



	Alexander Park, Banchor y				is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.		due to loss of amenity value and woodland .
MR077	Land at Upper Lochton, Banchor y	Banchor y	40		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Reserved
MR079	Land at Hirn, By Banchor y	Banchor y	10		Provision of change with no or minimal effects	OUT	Not preferred
MR081	Site Adjacent to Cluny Cottage, Aboyne	Aboyne	1		River Dee SAC is set to the south. The qualifying sites might be	IN	Not preferred as it is not appropriate to allocate this scale of

				affected through indirect drainage.		development.
--	--	--	--	-------------------------------------	--	--------------

## Employment, Retail, Commercial and other Sites

### Banff and Buchan

BID Ref	Site Name	Settlement	Employment and Retail	Others	Screening reference and comments	Screen in/Screen Out	Preferr ed/ Not preferr ed /Reserv ed
BB0 31	Site CC1, South of Corskie Drive, Macduff	Macduff		Health Care	Provisio n of change with no or minimal effects	OUT	Preferre d
BB0 32	Land at Mid Street, West of Albert Lane, Fraserbu rgh	Fraserbu rgh		Healthc are use	Provisio n of change with no or minimal effects	OUT	Preferre d
BB0 36	Site CC1, Land at Duff Street, South off Corskie Drive	Macduff	Retail	Health Centre	Provisio n of change with no or minimal effects	OUT	Preferre d
BB0 38	Land North of Myrus Caravan Park	Macduff	Supermar ket/ retail	Hotel	Provisio n of change with no or minimal effects	OUT	Not Preferre d

### Buchan

<b>BID Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Employment and Retail</b>	<b>Others</b>	<b>Screening reference and comments</b>	<b>Screen in/Screen Out</b>	<b>Preferred/ Not preferred /Reserved</b>
BU005a	Land North of Balring Road, Mintlaw	Mintlaw	Employment Use		Provision of change with no or minimal effects	OUT	Preferred
BU005b	Land North of Balring Road, Mintlaw	Mintlaw	Employment Use		Provision of change with no or minimal effects	OUT	Not Preferred
BU019	Land at Muirtack, Auchleuc hries	Auchleuc hries		15.68ha Extracti on of sand and gravel quarry	Provision of change with no or minimal effects	OUT	Preferred
BU030	Land off A90, Boddam business use	Boddam	6.3 hectare employment		Provision of change with no or minimal effects	OUT	Not Preferred
BU039	Land at Damhead , West of Damhead Way, Peterhead	Peterhead	3.64ha Retail		Buchan Ness to Colliest on Coast SAC and Buchan Ness to Colliest on SPA are set to the south east.	IN	Not Preferred due to policy requirement

BU040	Land at Upperton, North of Sandford Cottage, Peterhead	Peterhead	4.45ha employment		Buchanness to Collieston Coast SAC and Buchanness to Collieston SPA are set to the south east.	IN	Not Preferred due to infrastructure issue
BU041	Land at Longside Airfield, Longside	Longside	125.28ha Employment		Provision of change with no or minimal effects	OUT	Preferred
BU046	Site OP1, Inverugie Meadows, Waterside, Peterhead	Peterhead		Healthcare Facility	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
BU047	Land at Ugie Road, West of Ugie Hospital, Peterhead	Peterhead		Extension to Ugie Hospital	Provision of change with no or minimal effects	OUT	Not Preferred
BU048	Land at Longside Road, NE of Mintlaw School, Mintlaw	Mintlaw		Healthcare Facility	Provision of change with no link or pathway to qualifying	OUT	Preferred

					features		
BU049	Nether Aden Road, West of Council Depot, Mintlaw	Mintlaw		Healthcare Facility	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

### Formartine

BID Ref	Site Name	Settlement	Employment and Retail	Others	Screening reference and comments	Screen in/Screen Out	Preferred/ Not preferred /Reserved
FR003	Site OP3, Turriff	Turriff	Employment land		Provision of change with no or minimal effects	OUT	Reserved
FR004	OP4 Turriff	Turriff	Employment land		Provision of change with no or minimal effects	OUT	Reserved
FR032	Site CC1	Ellon			Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the south	IN	Preferred

					east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.		
FR036	Land at Greenway, Drum of Wartle	Drum of Wartle	1.5ha employment land (light industrial)		Provision of change with no or minimal effects	OUT	Not Preferred
FR056	Site West of Forgue Road, Rothienorman	Rothienorman	1.5ha employment land		Provision of change with no or minimal effects	OUT	Preferred
FR057	Land to the west of the A90, Blackdog	Blackdog	Petrol station	Roadside Services, hotel, restaurant, and drive through	Provision of change with no or minimal effects	OUT	Not Preferred
FR070	Land South of Tippetty Industrial Estate, Tippetty	Tippetty	1.7ha Employment land		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The	IN	Preferred

					development would have an effect indirectly through drainage		
FR071	Site 1 Land East of Tipperty Industrial Estate Tipperty	Tipperty	Employment Land		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage	IN	Preferred
FR072	Site 2 Land East of Tipperty Industrial Estate Tipperty	Tipperty		Leisure and tourism	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage	IN	Not Preferred due to negative impact on landscape setting and objection from HSE.
FR079	Site 1, East of A90, South	Balmedie	Employment (business and		Sands of Forvie SAC and Ythan	IN	Reserved



	Orrock, Balmedie		offices, general industrial, storage and distribution)		Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through drainage .		
FR080	Site 2, East of A90, South Orrock, Balmedie	Balmedie	Employment (business and offices, general industrial, storage and distribution)		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the north east. The development would have an effect indirectly through drainage .	IN	Reserved
FR083	Land at Colpy Roundabout Oldmeldrum	Oldmeldrum	Employment land		Provision of change with no or	OUT	Reserved

					minimal effects		
FR1 10	Site 1, Land Adjacent to B9170, Oldmledrum	Oldmledrum	Employment land		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 13	Site OP1, Town Centre, Blackdog	Blackdog	Retail, 850-seat cinema and 2,000sq m food and beverage (class 3) uses		Provision of change with no or minimal effects	OUT	Not Preferred
FR1 17	Land West of Enerfield Business Park, Foveran, Newburgh	West Pitmillan	Employment land		Provision of change with no link or pathway to qualifying features	OUT	Reserved
FR1 18	Land at Enerfield Business Park, Foveran	West Pitmillan	Employment land		Provision of change with no link or pathway to qualifying features	OUT	Preferred
FR1 23	Land at Wester Hatton, East of Potterton, Balmedie	Potterton		Hotel, retail provision and future business uses	Provision of change with no or minimal effects	OUT	Not Preferred
FR1 29	Site OP1 Rashierieve, Land West of	Rashierieve Foveran	4 Live/work units and		Provision of change with no	OUT	Preferred

	Bon Accord Granite, Foveran		employment land		link or pathway to qualifying features		
FR1 33	Quarry Road Site, Land at Mill of Allathan Farm, Udney	Pitmedden and Milldale	Employment (Private Business and offices)		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
FR1 44	Auchterless Turriff, Auchterless Car Park Project	Kirkton of Auchterless		Auchterless car park project	Provision of change with no or minimal effects	OUT	Preferred

## Garioch

<b>BID Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Employment and Retail</b>	<b>Others</b>	<b>Screening reference and comments</b>	<b>Screen/Screen Out</b>	<b>Preferred/ Not preferred /Reserved</b>
GR0 23	Land South East of Kinellar Roundabout, Blackburn	Blackburn	4.2ha employment land		Provision of change with no or minimal effects	OUT	Not Preferred
GR0 30	Land at South West of Sauchen, North of A944, Sauchen	Sauchen	Retail/Coffee Shop		Provision of change with no link or pathway to	OUT	Preferred

					qualifying features		
GR052	Site at Bridgefield, North of Broomhill Roundabout, Kintore	Kintore		Mixed Use	The site would have an indirect impact through drainage into the Loch of Skene SPA.	IN	Not Preferred due to the area falling within flood risk area
GR075	Land at OP3 Site, South East of Redwood Cottage, Newmachar	Newmachar	1.6ha Employment Land		Provision of change with no or minimal effects	OUT	Preferred
GR077	Land at Midmill Business Park South East (Phase 2), Kintore	Kintore	8.8ha Employment Land		Provision of change with no link or pathway to qualifying features	OUT	Preferred
GR083	Site R2, South of Grove Road, Kemnay	Kemnay		Medical Centre	Provision of change with no or minimal effects	OUT	Preferred
GR099	Land East of Birchmoses Depot, Echt, Westhill	Westhill	4.8ha Employment Land		Loch of Skene is set to the west. This site is at a very close proximity to the	IN	Not Preferred due to impact on setting of scheduled monument and

					qualifying site and likely to have an impact on the qualifying species and through drainage		no public transport
GR106	Land South of Arnhall Business Park (Phase 4), Westhill	Westhill	Employment Land	Hotel	Provision of change with no link or pathway to qualifying features	OUT	Reserved
GR110	Land North East of Kellockbank Garden Centre, Inch	Near Inch	1.1ha Employment – General Industrial		Provision of change with no or minimal effects	OUT	Not Preferred
GR124	Land South of Midmill Business Park, Kintore	Kintore	8.07ha Employment (Business and Offices)		Provision of change with no or minimal effects	OUT	Not Preferred
GR131	Land at Braeside Farm and Thainstone, Inverurie	Inverurie	35ha employment land		Provision of change with no or minimal effects	OUT	Not Preferred
GR143	Land South of Goval	Goval Junction, Dyce	Restaurant, Farm Shop,	Hotel, Fuel Station /	Provision of change with no	OUT	Not Preferred

	Junction, Goval		Garden Centre	Charging Station / Park and Choose, and Outdoor Activity Centre	or minimal effects		
GR145	Site at Crawford Road (Conglass 6), Conglass, Inverurie	Inverurie	12ha employment land		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred

### Kincardine and Mearns

BID Ref	Site Name	Settlement	Employment and Retail	Others	Screening reference and comments	Screen in/Screen Out	Preferred/ Not preferred /Reserved
KN021	Land North-East of Cemetery at Beattie Lodge, Laurence kirk	Laurence kirk	600m2 employment land		Provision of change with no or minimal effects	OUT	Not Preferred
KN031	Land at Blackhills of Cairnrobin	Marywell		Mineral extraction	Provision of change with no or minimal effects	OUT	Not Preferred

KN037	Land West of Mains of Drum Garden Centre, Drumoak	Drumoak		Recreational/Leisure Uses	Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN039	Site R2, Land at North West Portlethen	North of Portlethen	Employment land with scope for mixed uses		Provision of change with no or minimal effects	OUT	Not Preferred
KN056	Site OP2, Land West of the A90, Newtonhill	Newtonhill	12.1ha employment land		Provision of change with no or minimal effects	OUT	Preferred
KN063	Land at Mains of Luther Farm, Luthermuir	Luthermuir	5.7ha Employment and Retail		Provision of change with no or minimal effects	OUT	Not Preferred
KN066	Land at Old Stonehaven Road, Mains of Charleston	Marywell	Class 6 Storage and Distribution	9 Hole Golf Course, Driving Range and Motor Car Race Track	Provision of change with no or minimal effects	OUT	Not Preferred
KN092	Land South of Portlethen Club House, Badentoy, Portlethen	Portlethen		Health club	Provision of change with no or minimal effects	OUT	Preferred

KN093	Part of P5, Land at Badentoy, Portlethen (Option 1)	Portlethen	Food retail (1100m2) and drive through restaurant (450m2)		Provision of change with no or minimal effects	OUT	Preferred
KN094	Part of P5, Land at Badentoy, Portlethen (Option 2)	Portlethen	Garden centre and restaurant (2500m2)		Provision of change with no or minimal effects	OUT	Preferred
KN106	Part of OP2, Fairview, Portlethen	Near Marywell	5.2ha Employment land - storage		Provision of change with no or minimal effects	OUT	Preferred
KN108	Land East and West of Mains of Dunnottar, Stonehaven	Stonehaven south (Mains of Dunnottar and Gallaton)	Visitor centre (approx. 140m2 retail, 50m2	reception, 25m2 exhibition space and 300m2 café), car park and 10 homes	Fowlsheugh SPA is set to the south east. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the	IN	Not Preferred due to impacts on SPA site and negative visual impacts



					residents and through drainage.		
KN111	Land at Mains of Cairnrobin, Marywell	Marywell	Employment Land	Leisure	Provision of change with no or minimal effects	OUT	Preferred
KN115	Land at New Mains of Ury (Retail), Stonehaven	Stonehaven	Class 1 Retail – 2,787 m <sup>2</sup> (30,000ft <sup>2</sup> )		Provision of change with no link or pathway to qualifying features	OUT	Not Preferred
KN117	Land at New Mains of Ury (Employment), Stonehaven	Stonehaven	1.63ha (approx.) Employment land		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and	IN	Not Preferred due to infrastructure and physical constraints

					indirect drainage.		
KN1 18	Land East of East Lodge, New Mains of Ury, Stonehaven	Stonehaven		Hotel and Restaurant	Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN	Not Preferred due to infrastructure and physical constraints
KN1 19	Land East of Megray Burn, New Mains of Ury, Stonehaven	Stonehaven		Roadside Services comprising Petrol Filling Station and ancillary	Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying	IN	Not Preferred due to infrastructure and physical constraints

					species. This is likely to be caused by tourism/v isits and indirect drainage.		
KN1 29	Land at Durris Forest, East of Darnford, Durris	Durris Forest		Sports/ Adventure Centre	River Dee SAC is set to the east. The site is set at a close proximity to the qualifying site and has a potential to disturb the qualifying features through tourism/v isits.	IN	Reserved

## Marr

BID Ref	Site Name	Settlement	Employment and Retail	Others	Screening reference and comments	Screen in/Screen Out	Preferred/ Not preferred /Reserved
MR0 14	Land at Site C, Hill of Banchory East, Banchory	Banchory	Retail park (class 1)		River Dee SAC is set to the south. This	IN	Preferred

					site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.		
MR0 21	Cook School/Passing Trade Site, Kincardine O'Neil	Kincardine O'Neil	Retail Café	Services	River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN	Preferred
MR0 22	Land at Balfluig Castle, Alford	Alford		Protect land north of Balfluig Castle from development in order to safeguard its setting	Provision of change with no or minimal effects	OUT	Not preferred

MR0 23	Small Business Enterprise Park, Kincardine O'Neil	Kincardi ne O'Neil	Small Business Enterpris e Park		River Dee SAC is set to the south- east. This site is at a very close proximit y to the qualifyi ng site and may have an impact on the qualifyi ng species through drainag e.	IN	Not preferred due to the loss of woodland .
MR0 24	Land at Banchory GP & NHS Clinic, Bellfield, Banchory	Bancho ry		Royal Deeside Visitor Centre and Heritage Hub	River Dee SAC is set to the south. This site is at a very close proximit y to the qualifyi ng site and may have an impact on the qualifyi ng species	IN	Preferred

					through drainage and tourism.		
MR030	Site for Heritage Centre, North of B974, Deebank, Banchory	Banchory		Royal Deeside Visitor Centre and Heritage Hub	River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and is likely to have an impact on the qualifying species through drainage and tourism.	IN	Not preferred due to the proximity to the settlement, impact on the character of the area and loss of mature trees with associated biodiversity and amenity value.
MR044	Land East of Linnorie Business Park, Huntly	Huntly	Employment land (general industrial) and Farm shop		Provision of change with no or minimal effects	OUT	Not preferred
MR046	Land Adjacent to Huntly Mart, Huntly	Huntly	Employment – general industrial		Provision of change with no or minimal effects	OUT	Not preferred
MR047	Land Adjacent to Linnorie Business	Huntly	Employment land – business	Offices	Provision of change with no	OUT	Preferred

	Park, Huntly				or minimal effects		
MR049	Site East of Parkview, Alford	Alford	Employment land General industrial 0.5ha		Provision of change with no or minimal effects	OUT	Preferred
MR078	Land South West of Crathes Public Hall, Crathes	Crathes		Cemetery	River Dee SAC is set to the south and west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN	Not preferred due to the potential loss of habitat, contaminated land, safe access and car dependency.
MR080	Site R4, Banchory	Banchory		Health care use	Provision of change with no link or pathway to qualifying features.	OUT	Preferred

MR0 82	Land South West of Drumshall och Wood, Lochton of Leys, Banchory	Bancho ry		Football pitch	River Dee SAC is set to the south. This site is at a very close proximit y to the qualifi ng site and likely to have an impact on the qualifi ng species through drainag e.	IN	Not preferred due to inaccessi bility and uncertain ty to impacts on the LNCS.
-----------	---	--------------	--	-------------------	--	----	---

#### Appendix 4

**Table 1: Results of Screening for Policies**

Policy topic	Theme	Results of screening
<b>Shaping Business Development</b>	General statement on the importance of business to the economic health of the region	Screened out: This is a general statement of policy
Policy B1 Employment and business land	Statement on the release of BUS and employment related OP land releases	<b>Screened in:</b> The development it promotes is specific to the allocations made and until the allocations have been checked individually for the likelihood of significant effects, the



		policy cannot be screened out.
Policy B2 Town centres	Statement on the use of Town Centres	Screened out: There are no conceivable effects on a European Site.
Policy B3 Tourist facilities	Statement on the suitability of tourist developments, including those outwith the immediate environs of settlements	<b>Screened in:</b> The development it promotes is specific to individual sites and requires the application of other policies designed to protect European Sites  <b>Screened out:</b> This is a general statement of policy
Policy B4 Special development areas	Statement of development in both the Energetica and Northern regeneration Areas	<b>Screened in:</b> The development it promotes is specific to individual sites and requires the application of other policies designed to protect European Sites
<b>Shaping Development in the Countryside</b>	General statement of the importance of rural development to the area	Screened out: This is a general statement of policy
Policy R1 Special rural areas	Statement as to planning policy in the greenbelt and coastal zone	<b>Screened in:</b> The development it promotes is specific to individual sites and requires the application of other policies designed to protect European Sites
Policy R2 Housing and employment development elsewhere in the countryside	General policy on the acceptability of development in the wider countryside	Screened out: This is a general criteria based policy
Policy R3 Minerals and hill tracks	Provides the planning context for Minerals developments and Hill tracks	<b>Screened in:</b> The development it promotes is specific to individual sites and requires the application of other

		policies designed to protect European Sites
<b>Shaping Homes and Housing</b>	General statement on the need for new homes in the area	Screened out, This is a general statement of policy
Policy H1 Housing land	Promotes the development of opportunity sites identified for housing	<b>Screened in:</b> The development it promotes is specific to the allocations made and until the allocations have been checked individually for the likelihood of significant effects, the policy cannot be screened out
Policy H2 Affordable housing	Sets a mechanism for the provision of affordable homes	Screened out: There are no conceivable effects on a European Site.
Policy H3 Special needs housing	Statement on the provision of homes for special needs groups	Screened out: There are no conceivable effects on a European Site.
Policy H4 Residential caravans	Statement on the undesirability of caravan development	Screened out: There are no conceivable effects on a European Site.
Policy H5 Gypsies and travellers	Statement on the provision of sites for Gypsies and Travellers	Screened out: There are no conceivable effects on a European Site.  This is a general statement of policy.
<b>Shaping Places – Layout, Siting and the design of new development</b>	General statement of policy on design	Screened out: This is a general statement of policy
Policy P1 Layout siting and design	Sets out the criteria under which design quality will be judged	Screened Out: This is a general criteria based policy
Policy P2 Open space and access in new development	Seeks open space within development allocations	Screened out: There are no conceivable effects on a European Site.

Policy P3 Infill and householder developments	Promotes the development of previously developed land	Screened out: There are no conceivable effects on a European Site.
Policy P4 Hazardous developments and contaminated land	Prohibits development on hazardous sites	Screened out: There are no conceivable effects on a European Site.
Policy P5 Digital Infrastructure	Provides for the planning of digital infrastructure	Screened out: There are no conceivable effects on a European Site.
Policy P6 Community infrastructure	Allows for the development of community infrastructure outwith settlements	Screened out: There are no conceivable effects on a European Site. Existing policies provide sufficient protection.
<b>Natural Heritage and Landscape</b>	General statement of policy	Screened out, This is a general statement of policy
Policy E1 Natural heritage	Protects international, national and locally important species and habitats	Screened out: The policy is intended to protect the natural environment
Policy E2 Landscape	Protects landscape character and Special Landscape Areas	Screened out: The policy is intended to protect the natural environment
<b>The Historic Environment</b>	General statement of policy	Screened out, This is a general statement of policy
Policy HE1 Protecting historic buildings, sites, and monuments	Protects historic and culturally significant structures	Screened out: The policy is intended to protect the historic and cultural environment
Policy HE2 Protecting historic and cultural areas	Protects historic and culturally significant sites	Screened out: The policy is intended to protect the historic and cultural environment
Policy HE3 Helping to reuse listed buildings at risk	Promotes the redevelopment of listed buildings	<b>Screened in:</b> The development it promotes is specific to individual sites and requires the application of other

		policies designed to protect European Sites
<b>Protecting Resources</b>	General statement of policy	Screened out: This is a general statement of policy
Policy PR1 Protecting important resources	Conserves important economic and environmental assets	Screened out: There are no conceivable effects on a European Site.
Policy PR2 Protecting important development sites	Conserves important development sites from other developments	Screened out: There are no conceivable effects on a European Site.
Policy PR3 Waste facilities	Provides a framework for the consideration of the waste needs of new developments	Screened out: There are no conceivable effects on a European Site.
<b>Climate Change</b>	General Statement of Policy	Screened out: This is a general statement of policy
Policy C1 Using resources in buildings	Provides a mechanism to conserve resource use in buildings	Screened out: There are no conceivable effects on a European Site.
Policy C2 Renewable energy	Provides for the development of renewable energy	<b>Screened in:</b> The development promotes is specific to individual sites and requires the application of other policies such as environment policies designed to protect European Sites. The development it promotes is specific development and requires other relevant policies to protect the European Sites.
Policy C3 Carbon sinks and stores	Conserves areas where carbon is stored in perpetuity	Screened out: There are no conceivable effects on a European Site.

		This is a national project, identified in National Planning Framework 3.
Policy C4 Flooding	Provides a framework to protect against flood risk.	Screened out: There are no conceivable effects on a European Site.
<b>The Responsibilities of Developers</b>	General Statement of Policy	Screened out: This is a general statement of policy
Policy RD1 Providing suitable services	Seeks appropriate infrastructure works to serve new developments	Screened out: The development it promotes is specific to individual sites and requires the application of other policies designed to protect European Sites.
Policy RD2 Developers' obligations	Sets out a framework for seeking contributions from developments to public infrastructure costs	Screened out: There are no conceivable effects on a European Site.