



From mountain to sea

Interim Environmental Report for the Strategic Environmental Assessment



LOCAL DEVELOPMENT PLAN 2021
MAIN ISSUES REPORT
JANUARY 2019

SEA SCOPING – COVER NOTE

PART 1

To

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PART 2

A SEA Scoping Report is attached for the plan entitled

Aberdeenshire Local Development Plan 2021

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PART 3

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12 January 2019

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1 Interim Environmental Report Non-Technical Summary

1.1 Purpose of this Environmental Report and key stages

We (Aberdeenshire Council) have written this Interim Environmental Report (“the report”) for the Aberdeenshire Local Development Plan 2021 (ALDP) under the Environmental Assessment (Scotland) Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that a plan, programme or strategy (PPS) is likely to have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others into account before coming to final decisions.

The key stages of this SEA are pre-screening, screening, scoping, the environmental report and the post-adoption statement. At the third stage, we scope a plan to set out how much information should be in an environmental report and how long we will consult with others on the report. In the environmental report, during the fourth stage, we show how we assess the effects of a plan on the environment; how we could address those effects through a process called mitigation; and how we will monitor any significant effects of the plan on the environment. When we address the concerns of everyone through consultations before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a post-adoption statement as the last stage.

This is the fourth stage, we have prepared an Interim Environmental Report, which accompanies the Main Issues Report.

1.2 Previous Steps

Screening

Screening determines if a plan, programme or strategy should be subject to SEA. However, the Environmental Assessment (Scotland) Act 2005 requires that the predicted environmental impacts of, and potential mitigation measures within, local development plans are assessed and considered. SEA is mandatory for local development plans. The SEA should inform the decision-making process on the content of local development plans.

Scoping

The first part of the ALDP 2021 SEA process was a scoping exercise. This set out how the potential environmental impacts of the ALDP MIR would be assessed in this Environmental Report. All SEA topics were scoped for LDP 2021. Given the extent of ALDP policy coverage and the considerable area of the ALDP this results in the potential for impacts for each SEA topic.

SEA Topics

Air quality	Water quality	Climatic factors
Soil	Biodiversity (flora and fauna)	Landscape
Material assets	Population	Human health
Cultural heritage		

Scoping Report

A Scoping Report was sent to the Consultation Authorities¹ which afforded them the opportunity to review the assessment methodology in terms of the appropriate evaluation of the plans proposals in advance of the Interim Environment Report.

The feedback was general agreement with the approach taken with some changes to terminology and baseline information requested. These comments are summarised later in this report in Appendix 7.1.

1.3 The Context of the Strategy

The Main Issues Report (MIR) will be used to engage with the public. The MIR forms the main focus for discussions on the options for sites that would be developed in Aberdeenshire and for the policies that will guide development. The engagement will help us to note changes we must make to the options. This will lead to the preparation of a Proposed Aberdeenshire Local Development Plan, which contains policies and will allocate land for housing and employment over a ten-year period (2021-2031).

To guide and help us deliver what we plan to do in the Local Development Plan, we have made use of documents and plans such as the Proposed Aberdeen City and Aberdeenshire Strategic Development Plan 2020, ALDP 2012, Local Housing Strategy 2018-2023, the Local Transport Strategy 2012, National Planning Framework 3, Scottish Planning Policy, Strategic Transport Projects Review, Priorities for the North East, Regional Transport Strategy (2013-2035) and North East Regional Economic Strategy (2016).

This report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have made use of over 100 documents which influence how we have written this strategy, which affects Aberdeen, the North East, Scotland and the World. These documents cover:

- international conventions and European Directives

¹ SEA Gateway Consultation Authorities: Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES).

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

1.4 Baseline/Evolution, Characteristics of Areas & Environmental Problems

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

- Air quality problems could worsen if the necessary infrastructure is not available to accommodate new development.
- We burn a lot of fuel to heat our homes and to drive our cars, which is pumping more CO₂ into the air and causing our carbon and ecological footprints to rise.
- Future climate change will have a number of effects on how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we dispose of waste can also affect our soils, water and climate, although new ways of managing waste has improved this.
- While the area is rich in cultural heritage and has distinctive landscapes, the houses we have built in the past have put pressure on these resources. New housing development offers the opportunity to improve the efficiency of our homes and create good landscapes.
- New buildings are putting pressure on animal and plant life (biodiversity).
- Where we have good parks or open spaces, people will want to build and live around them.
- Access to housing for all groups.
- Pressure on potable water supplies and sources from the River Dee.
- The make-up of the population is an issue that needs to be considered in relation to the future provision of development. For example, while there are a range of age groups living in the area, because we are living longer, there will be an increased proportion of older people.

1.5 Assessment of Effects

We have put together a summary of how the Main Issues Report could affect the environment in Table 1.1 below.

Table 1.1 Assessment of effects

SEA Issue	Plan Impact
Air	<ul style="list-style-type: none"> The overall effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Most people drive cars and are served by lorries. Traffic congestion impacts our air quality and climate. The effects are however not significant. Some localised air quality issues are likely in towns in Aberdeenshire. Where biomass fuel is likely to be encouraged there could be problems with air quality. New buildings are more efficient and will use less heat and electricity which will benefit the climate in the long term. However; the process of development will release greenhouse gases into the atmosphere. The developing along transport corridors helps to reduce car dependency. Because of the improvements we expect as we develop new infrastructure, the effect of the plan on air quality will also be positive.
Water	<ul style="list-style-type: none"> The overall effects of the plan on water are negative, as a result of the volume of housing and employment land we want to develop. This will increase the amount of water we take from catchments and groundwater sources, in particular the Dee River Special Area of Conservation (SAC). The scale of development over a longer term is large and the plan will have long term impacts such as; water levels due to abstraction, water pollution, run-off (both short term and long term), localised flooding and altered morphology. The MIR promotes water efficiency and sustainable abstraction levels. However, the delivery of water efficient technologies may not be sufficient to cover the impact of water levels followed by abstraction.
Climate factors	<ul style="list-style-type: none"> The effects of the plan on the climatic factors are mixed (i.e. positive, negative & neutral). The potential for increased emissions during development of new housing and employment land, increased population and resource use will have a negative impact. Positive impacts will come from promotion of policies that promote efficient resource use and sustainable transport use. Because of the improvements we expect through new infrastructure, the effect of the plan on climatic factors is not significant across Aberdeenshire.
Soil	<ul style="list-style-type: none"> The overall effects of the plan on soil are mixed (i.e. positive, negative & neutral). House building and development will cause; soil loss, soil sealing, soil erosion and soil degradation. In addition, other types of development like; wind farms, renewables and associated infrastructure could have impacts on carbon rich soils.

	<ul style="list-style-type: none"> • Waste generation will lead to more landfill, which can cause leeching into soil and groundwater. • Positive impacts will come from promotion of policies which reduce waste to landfill and channel development away from areas with carbon rich soils or prime agricultural land, which will help to protect soil integrity. • The development of polluted/contaminated sites will benefit soil because it will clean up the pollution
Biodiversity (Flora and Fauna)	<ul style="list-style-type: none"> • The overall effects of the plan on plants and animals are mixed. In order to develop the new houses we need, it will require the development of greenfield sites, the loss and fragmentation of habitats and the resulting disturbance of species. However, policies are put in place to mitigate potential effects. Sites that avoid woodland are preferred, and buffer strips between the development and trees and watercourses could mitigate effects and improve biodiversity. • The River Dee and other protected areas are the home to indigenous mammals, salmonid species and invertebrates and development may harm their habitats. • The need to increase the rate of abstraction from the River Dee may have a negative effect the carrying capacity of habitats.
Landscape	<ul style="list-style-type: none"> • The overall effects of the plan on our visual surroundings are mixed, some positive and others negative. • Development that can be seen from multiple views or is prominent in nature can have negative effects on views and scenery. • Landmark developments with considerate design will add to the area's reputation for quality architecture and design. • There will be some positive impacts through the redevelopment of degraded brownfield sites.
Material assets	<ul style="list-style-type: none"> • The overall effect of the plan on wealth creation through new infrastructure buildings is very positive. • However, some pressure may be placed on existing assets in the short term until upgraded assets and services come online.
Population	<ul style="list-style-type: none"> • The overall effects of the plan on population is positive if the level of development and investment in infrastructure aspired to in the plan is delivered. • Many people will be able to: find a home to rent or buy; have increased and improved local and regional services; and improved transportation links.
Human health	<ul style="list-style-type: none"> • The overall effects of the plan on peoples' health will be positive. There will be positive health impacts as a result of new homes, services, areas of open space and connected pedestrian and cycle routes. • At the same time traffic from new development can have a negative impact on air quality which may have a negative effect on human health. • New open spaces and green networks will be provided to encourage recreation and active travel. Safeguards will be put in place to ensure that public open spaces and access ways are not lost.
Cultural heritage	<ul style="list-style-type: none"> • The effects of the plan on special (listed/conservation areas) or old buildings are mixed (i.e. positive, negative & neutral). • Where the effects are negative, these are generally small. Design policies will also make the impact small. • In terms of larger scale sites of cultural significance development is focused in areas away from sites such as battlefields.

1.6 Broad Mitigation Measures

Some of the options that are in the Main Issues Report will have to do environmental impact assessments (EIAs) as appropriate. Those options that promote new developments that are likely to have adverse effects on the integrity of Natura 2000 or Ramsar sites or projects should be subject to a Habitats Regulations Assessment. For the spatial strategy, policies, and sites² we have assessed, we have shown how we would address their negative or positive affects in Table 1.2 below:

SEA Issues	Mitigation Measures
Air	<ul style="list-style-type: none"> • The application of robust criteria during assessment of land allocations will, to an extent, mitigate the negative impact on air from increased car travel. It will also enhance the positive impacts on air by promoting active travel and public transport. Policies that promote good connectivity, active travel and public transport provision will also be applied. • The masterplanning process will provide the opportunity to maximise this provision in large scale developments. • Development Management teams will work together and, where appropriate, with the Environment Team and SEPA, to enhance the positive and mitigate the negative impacts on air quality in Aberdeenshire.
Water	<ul style="list-style-type: none"> • We will develop policies that protect and conserve the water environment, encourage the use of SUDS to manage surface water, and ensure buildings do not use excessive amounts of water. • Development Management teams and, where appropriate, the Environment Team and SEPA, will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced, and the negative effects mitigated. • The masterplanning process will also provide the opportunity to maximise these opportunities in large scale developments. • We will avoid building on land that floods.
Climate factors	<ul style="list-style-type: none"> • We will have a mix of houses, jobs, shops and schools close together so that development will not damage our climate and air. • We will make sure buildings need less heat and electricity thus making them more efficient and reducing energy consumption. • The positive impact of reducing fossil fuel-based energy use through supporting renewable energy development will be enhanced by the proposed new Climate change policies, the existing layout, siting and design policies, and the provision of specialist planning advice on Wind Turbines. • Development Management will work together with applicants from the pre-planning application stage to make sure that a

² These 'bids' that were received from landowners and developers for land to be included in the ALDP.

	<p>consistent and robust approach is taken to the determination of planning applications.</p> <ul style="list-style-type: none"> • The negative impact on CO₂ emissions from increased car travel was, to an extent, mitigated through application of robust criteria during assessment of the land allocations. Policies promoting good connectivity and active travel and public transport provision will be applied. The expected increase in domestic energy use from future development will be mitigated through existing policies such as on using resources in buildings, and renewable energy will promote alternative forms of energy. The masterplanning process will also be used to maximise opportunities in large developments. • The positive impact of supporting sustainable flood management will be enhanced through the application of policies such as Policy RD1 Providing suitable services, which requires SUDs. The Strategic Flood Risk Assessment, which accompanies the proposed LDP, will also support/enhance sustainable flood management. We will also make sure that areas of significant flood risk will be avoided or zoned as an open space within development sites. • Development Management will work together with applicants from pre-planning application stage to ensure that positive effects are enhanced, and negative effects minimised.
Soil	<ul style="list-style-type: none"> • We will require new developments to clean up harmful pollution where appropriate. • We will recycle more waste, redirect and reduce the waste going to landfill. • We will channel development into corridors so that prime agricultural land or carbon rich soils are not developed. • Development Management will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced and that the minor negative effects do not worsen. • Developments likely to have significant effects on carbon rich soils and peatland will be avoided.
Biodiversity (Flora and Fauna)	<ul style="list-style-type: none"> • Development Management will work together with applicants and, where appropriate, the Environment Team, from the pre-planning application stage to make sure that positive effects will be enhanced (e.g. including wildlife areas in new developments) and that the negative effects of the preferred options are reduced. • The masterplanning process will also be used to enhance opportunities in large scale developments. • When we continue to build structures called "SUDS" to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within these systems. • The positive impact of creation of green networks will be supported/ enhanced through the application of existing protective environmental policies, which also seek environmental enhancements. • We will encourage the provision of open spaces, including wildlife areas, in new developments. • We will also protect and enhance special areas where we find plants and animals (small and large).

	<ul style="list-style-type: none"> We will keep areas for animals to move from place to place and avoid habitat fragmentation.
Landscape	<ul style="list-style-type: none"> We will use existing LDP policies that protect landscape and encourage a high level of masterplanning and design. Development Management will work together with applicants and, where appropriate, the Environment Team, from the pre-planning application stage to make sure that positive effects are enhanced, and negative effects mitigated. We will not build on the areas that are prominent and visible from multiple places.
Material assets	<ul style="list-style-type: none"> We will make sure that roads, schools, hospitals, drains and jobs required for new developments are put in place by the application of robust criteria during assessment of the land allocations. Policies such as 'RD1 Providing suitable services, 'RD2 Developers Obligations' and supplementary guidance 'Developer Obligations: Methods for Calculation' will ensure that new development, which has a negative impact on existing infrastructure, will make sufficient contributions to mitigate this impact. Positive impacts through the creation of new material assets will be enhanced through developer contributions policies and layout, siting and design policy. This requires a mix of housing and therefore supports the provision of affordable housing. Development Management will work together with the Planning Obligations team, applicants and, where appropriate, the Council's education and roads departments and external agencies such as Scottish Water, from pre-planning application stage, to make sure the positive effects on material assets are enhanced and the negative effects minimised. Applications likely to have significant effects on material assets will be referred to SEPA who play a significant role in licensing Scottish Water assets. And, where connection to the public sewer is constrained due to capacity issues, applications will be referred to SEPA for temporary environmentally acceptable private drainage systems before applications are approved.
Population	<ul style="list-style-type: none"> We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old, young and those with impairments. The positive impact on the provision of a mix of housing types will be supported by the application of a policy on layout, siting and design in new development, which requires a housing mix. The masterplanning process will be used to ensure that the provision of a housing mix is maximised in larger developments. Development Management and Developer Obligations Team will work together from pre-planning application stage to make sure that positive effects are enhanced.
Human health	<ul style="list-style-type: none"> We will avoid building where there are risks to health such as areas of poor air quality or foul smells. We will design development so that people can access areas of open space close to their homes/places of work, be less car dependent and can have more physically active lives.

	<ul style="list-style-type: none"> • We will locate development in areas which are better connected to a variety of transport systems to ensure individuals and communities are not isolated. • Development Management will work together with applicants from planning application stage to make sure that positive effects are enhanced, and the negative effects mitigated. Policies in the plan that protect human health will be applied.
Cultural heritage	<ul style="list-style-type: none"> • We will look to protect and enhance our most valued features wherever possible and encourage design in new developments which values and complements our heritage. • Development Management will work together with applicants from planning application stage to make sure that positive effects are enhanced (e.g. protecting areas with the most valued features and encouraging good design in new developments). • We will work with and cooperate with developers to make sure that the minor negative effects on cultural heritage are minimised.

1.7 Monitoring

The Planning Policy Team will monitor the significant negative and positive effects of the plan through the monitoring plan that we have set out in the environmental report. We have stated what actions we must carry out, who must carry out each of the actions and when we must carry them out.

1.8 How to Comment on the Report

If you would like to express your views on this environmental report, please send your comments to:

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 Infrastructure Services
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 AB16 5GB
 Phone: +441467536574
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For more information on how to respond to the Environment Report visit: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

The consultation period will run for twelve (12) weeks parallel to the Main Issues Report (MIR) consultation period.

2 Outcomes from ALDP 2012, ALDP 2017 and related PPS

2.1 Outcomes from ALDP 2012, ALDP 2017 and SDP 2014

The Aberdeenshire Local Development Plan 2012, Aberdeenshire Local Development Plan 2017, Strategic Development Plan 2014 and the Aberdeen City and Shire Structure Plan 2009 all went through separate SEAs. These Assessments evaluated the appropriateness of the Spatial Strategy, policies and/or site-specific allocations. The Spatial Strategy has been carried forward since the Aberdeen City and Shire Structure Plan 2009 as the most sustainable model for development planning and the most likely way to encourage a model shift in transportation to more sustainable patterns.

The Aberdeenshire Local Development Plan 2012 was adopted in June 2012 and the Aberdeenshire Local Development Plan 2017 (ALDP) in April 2017. A separate SEA was undertaken for Supplementary Guidance (SG) 8 The Aberdeenshire Forestry and Woodland Strategy 2017, as this was developed after the proposed ALDP consultation. The Strategic Development Plan 2014 was approved by Scottish Ministers in March 2014. The Proposed Strategic Development Plan 2 (SDP2) was published for public comment in October 2018. They all included; scoping, an interim environment (to accompany the Main Issues Report), an environment report and a post adoption statement (except for SDP2, which is still to be finalised by Ministers). These assessed the same SEA topics as in this Report and evaluated potential positive, negative and mixed impacts resulting from LDP 2017 and Proposed SDP. Comments were received and taken on board from the Consultation Authorities at each stage of the process.

Overall, the objectives and spatial strategy of the previous LDPs and SDPs remain unchanged. While the SDPs set out the housing and employment land allocations, and the general geographical area where these are to be located, the LDPs and the LDP's SEA process identified the most suitable locations guided by the issues of environmental sustainability, infrastructure availability and community development.

The ALDP 2017 followed a structure of options and alternatives, which are outlined in Table 2.1 below.

Table 2.1: Aberdeenshire Local Development Plan 2017

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

In the end, a handful of new sites were added, some of which were included by the Reporter.

The ALDP 2017 follows the vision and objectives in line with that of the SDP 2014 and achieves this through the use of policies and supplementary guidance. It attempts to focus development along existing transport corridors to make better use of current infrastructure and also help to promote a modal shift in transport patterns.

Again, the conclusions of the extant SDP's SEA that a local development plan implementing the spatial strategy and allocations was the best mechanism for the development of strategies and policies at a local level is the best way to mitigate the impacts of future development.

A summarised version of the findings and agreed LDP 2017 mitigation measures as a result of the SEA process and discussed in the Post Adoption Statement are found in Table 2.2 below. None of the aims and policies of the ALDP and SG raised any significant negative effects. The significant negative effects were because of land use allocations.

Table 2.2: Review of Mitigation Measures in the ALDP 2017 Post Adoption Statement

SEA Topic	Findings from the ALDP 2017 environmental report	ALDP 2017 Mitigation
Air	<p style="text-align: center;">Negative/Significant</p> <ul style="list-style-type: none"> • Increase in car-based travel. • Improve air quality by facilitating the development of the park and ride facility in Portlethen and community facilities in Stonehaven to increase the use of public transport, and reduce car dependency, CO₂ levels, air pollution and nuisance in the Strategic Growth Area. 	<ul style="list-style-type: none"> • The ALDP safeguards land for park and choose facilities. • Focus development in the strategic growth areas, and where there is a need to make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Deliver mixed use communities and reduce the need to travel.

SEA Topic	Findings from the ALDP 2017 environmental report	ALDP 2017 Mitigation
Water	<p style="text-align: center;">Negative/Significant</p> <ul style="list-style-type: none"> • Negative impact on water quality due to diffuse or point source pollution, pressure on sewage works, and/or inappropriate SuDS. • Some development will be susceptible to surface water runoff. • Impact on water quality if new development connects to water and waste water infrastructure that is at or near capacity. 	<ul style="list-style-type: none"> • All allocations that have been identified as having a significant impact on water quality must comply with ALDP policies, including the needs for a drainage impact assessment, buffer strip and/or flood risk assessment. • The ALDP details the infrastructure requirements for new developments and when existing facilities need to be upgraded. • Not allocating land immediately adjacent to the most environmentally sensitive areas. • Need for Environmental Impact Assessments for certain developments and a Habitats Regulation Assessment of sites that may impact on Natura sites, including the River Dee SAC and Ythan Estuary SAC. • Avoid development on areas at flood risk, use of SUDS, ensuring new infrastructure is not at risk of flooding and use of permeable surfaces. • Increase green infrastructure (open space), provision of natural flood plains, wetlands and trees will increase rainfall intervention and slow the rate of runoff.
Soil	<p style="text-align: center;">Negative/Not significant</p> <ul style="list-style-type: none"> • Allocating development on prime agricultural land. • Soil erosion and pollution. • Increasing development of land on the fringes of urban areas resulting in soil sealing. 	<ul style="list-style-type: none"> • Generally, areas of land on prime agricultural land have not been included in the LDP for development. However, there are a handful of exceptions where the economic and social benefit would outweigh the loss of prime agricultural land. • The ALDP requires greenfield sites to meet the housing demand, but buffers adjacent to water courses are required, as well as land for open space. • ALDP protects carbon rich soils.

SEA Topic	Findings from the ALDP 2017 environmental report	ALDP 2017 Mitigation
Climatic factors	<p>Negative / Significant in the long term</p> <ul style="list-style-type: none"> • Increase in consumption of energy derived from fossil fuels (i.e. private car use, management of existing and new buildings). • Avoid development on land at risk from flooding and need to adapt to future climate impacts. 	<ul style="list-style-type: none"> • Reduce effects by facilitating large scale and/or mixed-use developments to minimise car dependency and reduce CO₂ levels, air pollution and nuisance. • Maximise resource efficiency and energy use in new buildings. • Facilitate the creation of combined heat and power plants or other renewables in new developments at the master planning stage. • Reduce effects in rural settlements by allocating land to support where school closures are proposed, and preferred new sites have been identified. • Identify open space on significant flood risk areas. • The ALDP requires buffer strips adjacent to all water bodies. • For sites with an identified flood risk, each Settlement Statement highlights whether a flood risk assessment may or will be required. • Mitigate against unsustainable settlement patterns through open space and links (paths) to the facilities in the settlement to maximise integration.
Biodiversity	<p>Negative / Significant in the short term</p> <ul style="list-style-type: none"> • Allocating land that has significant land take or loss of trees. Would be significant if protected species and habitats are affected. • Fragmentation or loss of wildlife corridors. 	<ul style="list-style-type: none"> • ALDP sets out measures intended to protect biodiversity and minimise any adverse impact because of development. • Greater emphasis has been given to identifying, protecting and enhancing green networks. • ALDP promotes greater water efficiency and the incorporation of water saving technologies.
Landscape	<p>Mixed / Not significant</p> <ul style="list-style-type: none"> • Recognise the link between increased development and negative changes to the landscape features, their context, patterns of past use, and how they are valued and enjoyed by many people. • Potential for significant cumulative effects on landscape features, their setting and character (e.g. green belt). • Redevelopment of degraded brownfield sites would have positive effects. 	<ul style="list-style-type: none"> • Sites that would have the most significant impacts have not been included in the plan. • Maximise the integration of new development where it is out-of-scale of the existing settlement through open space (e.g. strategic landscaping and paths). • ALDP does not support development that would have a significant effect on the landscape. • ALDP requires new development to integrate with its surroundings through public open space and pathways. • EIA will be submitted before developments commence. Landscape strategies can be required.

SEA Topic	Findings from the ALDP 2017 environmental report	ALDP 2017 Mitigation
Material asset	<p style="text-align: center;">Positive / Significant</p> <ul style="list-style-type: none"> • Lack of adequate infrastructure to accommodate the scale of housing proposed and potential for new development to demand mineral resources and different types of infrastructure (e.g. water transport, social, energy). • The need to increase reuse and recycling of resources. • The need to prioritise development on vacant brown field sites. • Lack of planned green networks within and connecting settlements. 	<ul style="list-style-type: none"> • The ALDP identifies the required investment in material assets to support new development. • ALDP policies are designed to have a positive impact on development and mitigate any adverse effects. • Further support is provided in the policies on developer contributions, and layout, siting and design (resource efficiency). • Further opportunities for brownfield redevelopment will continue to be identified, which will provide opportunities to remediate contaminated land. • Green networks have been identified within settlements, although generally this is associated with open space. Better integration of the green network may be required in the future.
Population	<p style="text-align: center;">Positive / Significant in the long term</p> <ul style="list-style-type: none"> • The LDP takes population change, house type, tenure, specific needs and affordable housing into consideration when making housing land allocations. • An increasing population and a growing elderly population places great and wide-ranging demands on housing. 	<ul style="list-style-type: none"> • Policies on housing are intended to meet the housing needs of the area. A generous supply of housing is maintained in both market areas.
Human health	<p style="text-align: center;">Mixed / Not significant</p> <ul style="list-style-type: none"> • The loss of open space for other community uses should be compensated elsewhere through new development. • Supporting the provision of employment land and new housing in a regeneration priority area has the potential to have positive impacts on human health. • Declining air quality from large scale allocations. 	<ul style="list-style-type: none"> • Existing areas of public open space are protected in the ALDP, which also requires the creation of new areas of open space as part of a development proposal. • The ALDP supports opportunities for new employment proposals that minimise the need to travel. • ALDP continues to promote energy efficient homes. • Decreasing reliance on the private car are targeted objectives when it comes to allocating land (in locations where there are public transport links and services).
Cultural heritage	<p style="text-align: center;">Negative / Significant</p> <ul style="list-style-type: none"> • Potential for development to impact on listed buildings, archaeological sites and battlefields, historic gardens and designed landscape. • Vulnerability and potential loss of historic and cultural heritage assets to insensitive developments. • Potential loss of heritage resources of regional and national significance. • High number of buildings on at risk 	<ul style="list-style-type: none"> • The ALDP contains policies to protect and enhance the historical environment. It manages the conflict between modern requirements and historic buildings. • A robust process of design encourages good design quality will make sure development does not lead to the decline of the North East's built, natural and cultural assets.

2.2 Significant baseline changes since the ALDP 2012

Comparing the data from the ALDP 2012 SEA, except for material assets and population (house completions), there are no significant changes to the baseline data since the adoption of the LDP 2012. However, there are notable differences affecting air, soil and water quality, and climatic factors worth mentioning.

While the policies in the ALDPs have been amended to reflect Scottish Planning Policy 2014 and other relevant PPS, their principles remain largely the same, and the low build-out rate across Aberdeenshire has meant that many land-use allocations identified in the ALDP 2012 have been carried forward in the ALDP 2017 and the next ALDP. As a result, impacts on the baseline data remain largely unchanged.

However, the increased generosity in the rural development policy, which currently allows up to 3 houses on previously developed land, has meant the number of homes being approved in the countryside has remained constant (e.g. from redeveloping redundant farm buildings). This has resulted in an increase in the number of septic tanks in the countryside. As such, this could have a long-term negative impact on water quality and landscape character. To help mitigate these effects, the ALDP 2017 reduced the distance houses could be built from identified settlements (from 400m to 200m). However, to avoid suburbanisation of the countryside, the preferred rural development policy places more focus on the design of rural developments and, in exceptional cases, allows up to 7 new homes on brownfield sites, to avoid incremental planning applications. The rural development policies are a main issue in the ALDP Main Issues Report 2018.

While Aberdeenshire has no areas identified as Air Quality Management Zones, the annual air quality reports show that air quality is still an issue in some of Aberdeenshire's larger settlements. Traffic congestion due to road capacity being breached is the main issue. This has resulted in places like Westhill not receiving new housing allocations and most recently Inverurie, as sites cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.

Domestic CO₂ emissions have dropped, but road transport CO₂ emissions are slowly rising. However, in 2016 there was a sharp decrease.

The River Basin Management Plan (Scotland) was introduced after the LDP 2012, but overall there has been a slow improvement in the status of surface water quality, but bad surface water quality remains unchanged. This is most likely due to agricultural practices than land use planning.

The number of domestic properties that are within Potentially Vulnerable Areas (to flooding) has doubled and for non-domestic has quadrupled. Between 2011 and 2016, SEPA updated their flood risk maps, which can explain the difference.

In relation to soil quality, it was noted that while the recycling of household waste has increased, the overall production of household waste has increased.

The SEA topics on air, biodiversity, landscape, population, human health and cultural heritage note only minor differences.

3 The Main Report – Purpose of this Environmental Report and key facts

As part of the preparation of the Aberdeenshire Local Development Plan, Aberdeenshire Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain Plans, Projects and Strategies (PPS). SEA aims to integrate environmental factors into PPS preparation and decision-making; improve PPS and enhance environmental protection; increase public participation in decision making; and facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

- i. **Screening** aimed to determine whether the PPS is likely to have significant environmental effects and whether a SEA is required. This stage was not undertaken as it is known that a SEA is required for an updated ALDP;
- ii. **Scoping** seeks to decide on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, Historic Environment Scotland, Scottish Ministers and the Scottish Environment Protection Agency;
- iii. **Environmental Report** is published and updated at stages in the SEA process (Main Issues Report, Proposed Plan) on the PPS and its environmental effects, and consulting on that report;
- iv. **Adoption** provides information on the adopted PPS; how consultation comments have been considered; and methods for monitoring the significant environmental effects of the implementation of the PPS; and
- v. **Monitoring** aims to observe significant environmental effects in such a manner to also enable the Responsible Authority (Aberdeenshire Council) to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

The purpose of this Interim Environmental Report is to:

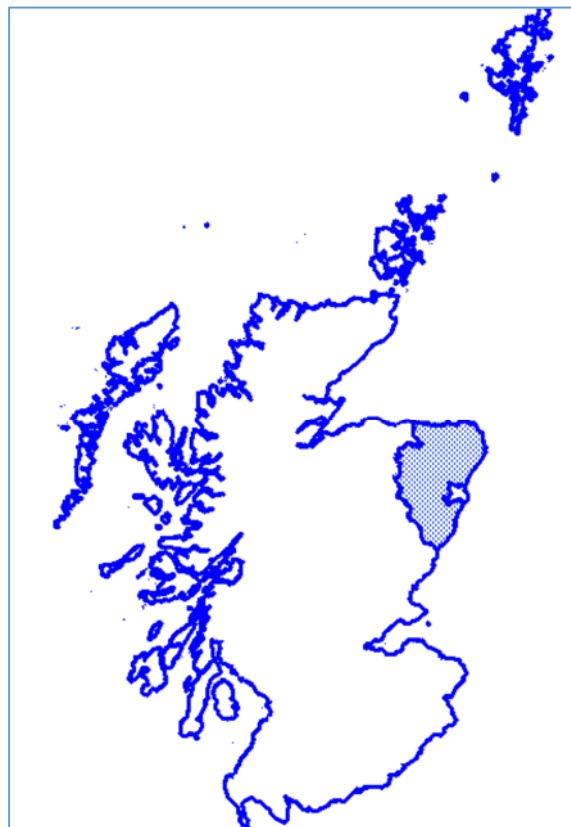
- provide information on the Aberdeenshire Local Development Plan;
- identify, describe and evaluate the likely significant effects of the PPS and its reasonable alternatives; and,
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

The key facts relating to the PSS are set out in Table 3.1 below.

Table 3.1: Key Facts relating to the PPS

Name of Responsible Authority	Aberdeenshire Council
Title of the PPS	Aberdeenshire Local Development Plan 2021 Main Issues Report
What Prompted the PPS	Town and Country Planning (Scotland) Act 1997
Subject	Land Use
Period Covered by the PPS	2021-2031
Frequency of Updates	Every 5 years
Area covered by the PPS	Aberdeenshire excluding Cairngorms National Park
Purpose and/or objectives of the PPS	To set the framework for the development of land across Aberdeenshire
Contact Point	Piers Blaxter Planning and Building Standards Aberdeenshire Council Woodhill House Westburn Road Aberdeen AB16 5GB TEL: 01467 532685

Figure 1 Aberdeenshire ALDP Area



3.1 SEA activities to date

Table 3.2 Summarises the SEA activities to date in relation to the MIR.

Table 3.2 SEA activities to date

SEA Action/Activity	When carried out	Notes (e.g. comment on data availability, particular issues or any advice from the Consultation Authorities that has now been taken into account)
Screening to determine whether the PPS is likely to have significant environmental effects		N/A
Scoping the consultation periods and the level of detail to be included in the Environmental Report	5 July 2018	When SEA Gateway was notified
Updated Scoping Report Agreed	10 August 2018	
Outline and objectives of the PPS		Based on the evolving Main Issues
Complete first draft of Interim Environment Report	August - October 2018	Based on the MIR
Consultation on the Draft Environmental Report and Main Issues Report	January - March 2019	Twelve-week consultation period on Interim Environmental Report
Collating views on the consultation	April 2019	
Using the views of the consultation as the basis for proposed plan SEA	May - June 2019	
Agree on the Options	June - July 2019	
Update the assessment of effects	July 2019	
Update Mitigation and Monitoring Reports	July 2019	
Submit Proposed Plan to Scottish Ministers	December 2019	
Await the approval of plan and SEA by Scottish Ministers	2020	
Undertake final amendments, if any	2021	
Prepare Post Adoption Statement	2021	
Notification/publicity action	2021	

4 Outline and objectives of the Main Issues Report

4.1 Background

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents, objectives and timescale of the Aberdeenshire LDP 2021.

The Aberdeenshire ALDP 2012 will replace the current adopted Aberdeenshire ALDP 2017. The LDP sets out the land use strategy for Aberdeenshire for the following 10 years (to the end of 2031).

4.2 Proposed Strategic Development Plan Spatial Strategy

The Proposed Aberdeen City and Shire Strategic Development Plan (SDP2) is currently at the proposed plan stage. It will be subject to an Examination in 2019. The ALDP must be consistent with SDP2. The SDP2 rolls forward the strategy from the Aberdeen City and Shire Strategic Development Plan (2014), which has been in place since the Aberdeen City and Shire Structure Plan 2009. The SDP2 spatial strategy identifies four Strategic Growth Areas (SGA's), where most of the development is directed, but it does not identify where development should go within these areas. The remainder of the area is classified as 'Local Growth and Diversification Area'.

However, a key difference from the SDP 2014 is that the proposed housing allowances in SDP2 are allocated by housing market area rather than by Strategic Growth Area. It also includes figures for affordable homes. The employment land allocations are still allocated by Strategic Growth Area. Figure 2 illustrates the proposed spatial strategy. SDP2 proposes that 80% of homes will be in the Aberdeen Housing Market Area and 20% Rural Housing Market Area. Table 4.1 breaks this down further.

Paragraph 3.4 of the Proposed SDP2 states:

“The Spatial Strategy plans for growth to be focused in a limited number of places. These are locations where public and private investment in schools, community facilities and transport infrastructure can take place in order to benefit wider quality of life, and provide the flexibility to meet the needs of local communities.”

Figure 2: The Proposed Strategic Development Plan Spatial Strategy and housing market areas

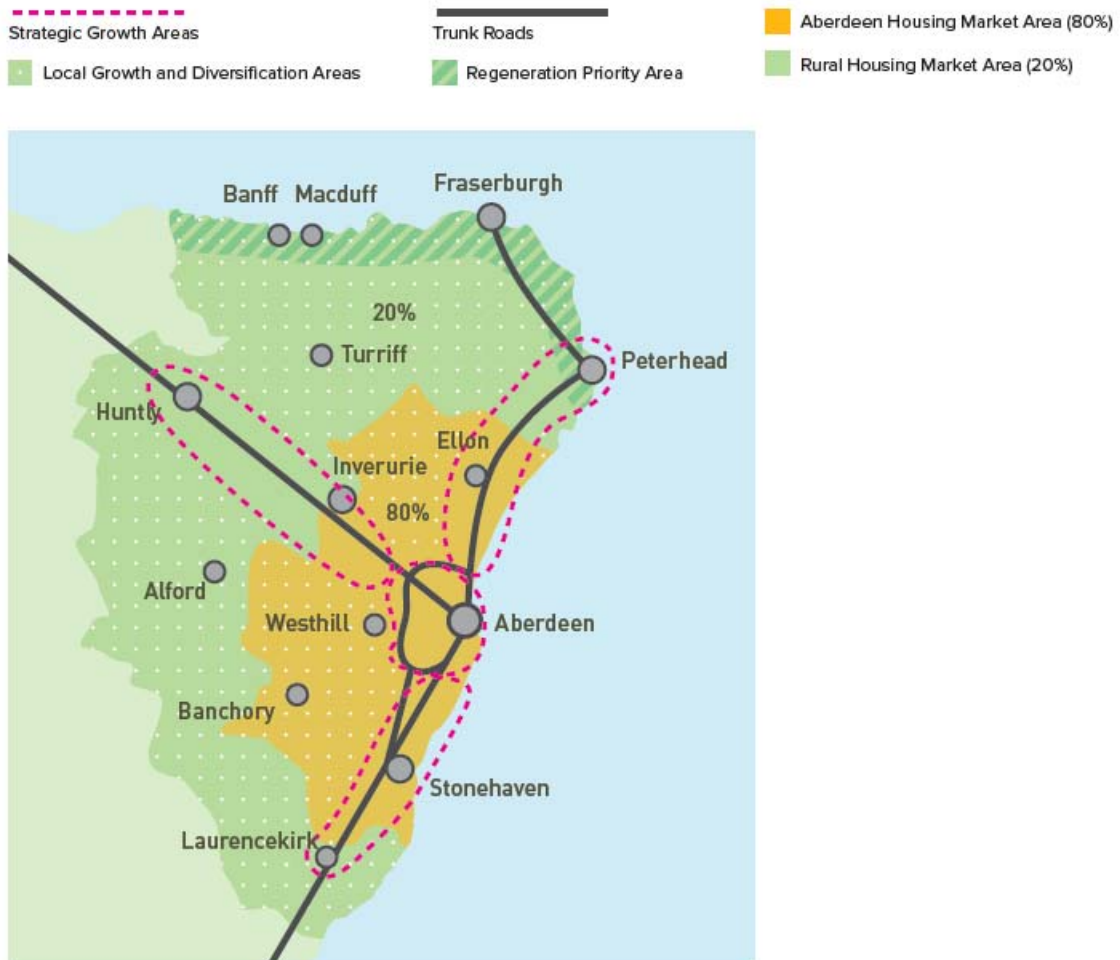


Table 4.1 Proposed SDP2 housing and employment land figures

	Total Effective Land Supply 2016	Housing Allowances 2020-2032	Employment land allocations (ha)
Aberdeen Housing Market Area	29,892	6,668	
Rural Housing Market Area	7,185	1,667	
Aberdeen City Council	18,251	4,168	
Aberdeenshire Council	18,826	4,168	
Aberdeen City SGA			105
Aberdeen to Blackdog SGA			45
Aberdeen to Huntly SGA			42
Aberdeenshire to Laurencekirk SGA			62

Source: Proposed SDP2 Tables 3 and 5, pages 30 and 37

4.3 ALDP Settlement Strategy

The ALDP will identify a sub-regional settlement strategy to implement the SDP2 strategy. This will identify the distribution of development within Aberdeenshire. Where change is necessary, this will be guided by issues of environmental sustainability, infrastructure availability and community development.

The settlement strategy will retain and carry current ALDP proposals forward into the next ALDP. Allocations that have not been developed since the adoption of the Aberdeenshire Local Plan 2006 will be reviewed and deleted if necessary. New sites will be added in accordance with the allowances set out in SDP2.

However, there are options in terms of the pattern of development we would expect over the next ten years. Table 4.2 shows these strategic options.

Table 4.2: Settlement Strategy

Options and Alternatives	
Preferred Option	Promote growth in the three Strategic Growth Areas in Aberdeenshire and remove the sections within the spatial strategy that refer to the six different administrative areas in Aberdeenshire (see ALDP 2017 sections 5 to 10) and, instead give a wider context to the settlement strategy as it applies over the whole area.
Alternative 1	Promote growth in the three Strategic Growth Areas and keep the statements for each administrative area as a form of promotion and marketing to attract business interests to locate in these areas. Other documents produced by the Council achieve this aim.
Alternative 2	Alternative strategies may be promoted following a review of responses to consultation on the Main issues.

4.4 ALDP Vision and Objectives

The vision for the Plan will replicate the preferred vision set out in the Proposed SDP2, but there is a need to clarify the role of the vision and why the ALDP contains the policies that it does. The two options are set out in table 4.2 below.

Table 4.3: LDP Vision

Options and Alternatives	
Preferred Option	Keep the existing vision statement unchanged, but to provide significantly greater guidance on the value of the vision and how it links together.
Alternative 1	Reduce the weight we would like to give to the vision for the plan to something which is more accessible and less detailed, and make it into a broad statement of intent which has no real use in decision making
Alternative 2	Alternative vision statement may be promoted following a review of responses to consultation on the Main issues.

The preferred option in SDP2 amends the vision so that it has a greater focus on the natural and historic environment and the sustainable use of the region's resources. The proposed SDP2 vision is below:

By 2040, Aberdeen City and Shire will have grown and evolved to become an even more attractive, prosperous, resilient and sustainable European City Region. It will be an excellent place to live, visit and do business.

We will be recognised for:

- *our enterprise and inventiveness in the knowledge economy and high-value markets – with a particular focus on energy, biopharmaceuticals, tourism, food and drink, fishing and the primary industries; and,*
- *the City Region's unique built, historic and natural environment, which will be protected and, where appropriate, enhanced as a key asset in underpinning a high quality of life and place.*

Decision makers will have acted confidently and taken the courageous decisions necessary to further develop a robust and diversified economy.

Both Councils will have taken a proactive approach towards development that: ensures the sustainable use of natural resources, the ability to live within the area's environmental capacity, can deal with climate change, and creates a more open, inclusive society.

The vision was assessed under the Proposed SDP2.

4.5 ALDP Policies and Supplementary Guidance

Policies and supplementary guidance have been identified through a process of policy review with community councils, and internal and external stakeholders, and have considered the implications of the NPF3 and SPP published in June 2014.

The policy content remains largely unchanged from the ALDP 2017. The Main Issues Report 2018 has not identified main issues for 18 of the 32 policies. As such, an alternative policy may be promoted following a review of responses to consultation on the Main issues.

A draft Proposed Plan has been produced to illustrate the preferred options as track changes. Where changes to policy content have been made, this is noted within Table 4.4 below.

Table 4.4: LDP Policies and Supplementary Guidance

Policies & SG (Options)	Description
Shaping business development	
Preferred Option on Employment Land	<p>Policy B1 Employment and business land Maintain ALDP 2017 policy, but provide further clarity stating that use-classes 10 and 11 of the Schedule associated with the Town and Country Planning (Use Classes) (Scotland) Order 1997 could be considered on business land and employment land allocations, provided the obligations of the Town Centres First principles are applied.</p> <p>This policy seeks to approve, subject to other policies, new employment uses on land allocated/identified for business uses subject to exceptions. It will approve new employment uses, subject to other policies, on land allocated or identified on the proposals maps, or most recently used for this purpose. The policy ensures allocated employment sites are developed for suitable employment purposes and to protect these sites from non-employment development; existing employment use is retained and protected.</p>
Alternative Option on Employment Land	Maintain ALDP 2017 policy and deal with applications for use-class 10 and 11 developments as departures to the Plan.
Preferred Option on Town centres and office development	<p>Policy B2 Town centres and office development Maintain ALDP 2017 policy with a minor amendment requiring sites next to a town centre must be connected to it via a footpath. The policy only allows retail and other uses that a lot of people will visit, including <i>office developments</i>, in defined town centres unless a <i>sequential assessment</i> shows that another site is more appropriate.</p>
Alternative Option on Town centres and office development	Alternative policy may be promoted following a review of responses to consultation on the Main issues.

Preferred Option on Tourist facilities	<p>Policy B3 Tourist Facilities Maintain ALDP 2017 policy. This policy welcomes development of new tourist facilities and refuses applications for conversion of existing tourist facilities to alternative uses. It supports shops that will act as a new or support an existing tourist destination, and which will make a contribution to the development of the area with no significant adverse effect on the vitality or viability of existing town centres subject.</p> <p>This policy supports new tourist facilities subject to other policies if they fit within the settlement boundary and deliver economic and social benefits. Proposals must respect the character and amenity of the surrounding area and potential cumulative impact should be assessed. We will refuse any proposal to convert existing tourist accommodation (with the exception of reinstatement to a dwelling house from one used for “bed and breakfast”) to other uses, unless satisfactory evidence is provided showing that it has been actively marketed for sale and that the current business is no longer viable.</p> <p>This policy seeks to approve retail development in the countryside, subject to other policies, if it is designed alongside or is ancillary to a new or existing tourist or visitor attraction or is the expansion of and existing retail use in the countryside. The applicant must demonstrate they have considered the use of derelict buildings and brownfield land and there will be no adverse impact on the vitality or viability of existing centres as a result of the development.</p>
Alternative Option on Tourism facilities 1	Expand ALDP 2017 policy to include opportunities for major new tourist developments on sites unrelated to settlements, but with a strong association with an existing physical characteristic of a site.
Alternative Option on Tourism facilities 2	Amend ALDP 2017 policy to specifically prohibit tourism facility development in areas not well related to settlements in the Plan.
Preferred Option on Special development areas	<p>Policy B4 Special development areas Maintain ALDP 2017 policy, which enables business development within the regeneration area by allowing cofounding through modest housing developments (see also supplementary guidance Regeneration Priority Area). It promotes development in the Energetica area to adhere to a design and sustainability vision under SG “Energetica Placemaking”.</p>
Preferred Option on Special development areas	<p>Supplementary Guidance 2: Regeneration Priority Area Maintain SG, which includes series of maps detailing boundary of the Regeneration Priority Area.</p>
Preferred Option on Special development areas	<p>Supplementary Guidance 3: Energetica Placemaking Maintain SG 2017, which approves development that demonstrates the highest levels of economic, social and environmental sustainability; energy performance future-proofing; careful layout siting and design; and where open space is used to promote active lifestyles and there is provision of high-quality landscaping.</p>
Alternative Option on Special development areas	Delete Regeneration Priority Areas from the LDP as they have not had the impact envisaged, and promote town centre development in the four regeneration areas.
Shaping development in the countryside	
Preferred Option on Special rural areas	<p>Policy R1 Special rural areas Maintain ALDP 2017 policy, which restricts housing and employment development opportunities in the green belt and coastal zone to reflect</p>

	the special nature of these areas, but include a minor amendment to state that development in the coastal zone should be “small-scale”.
Preferred Option n on Special rural areas	Supplementary Guidance 4: The Coastal Zone Maintain the 2017 Map based SG, which provides boundary information for the Coastal Zone.
Alternative Option on Special rural areas	Make no amendments the outer boundary of the green belt to account for the increased accessibility provided by the AWPR, but to commit to a wider and more comprehensive review in 2022. Remove the coastal zone designation and current policy wording from the Plan in favour of promoting an approach that addresses the issues through application of landscape and natural heritage policies. SPP would be taken forward at a local level through amendment to several Local Development Plan policies.
Preferred Option on Housing and business development elsewhere in the countryside	Policy R2 Housing and employment development elsewhere in the countryside Maintain ALDP 2017 policy, but in addition: <ul style="list-style-type: none"> • use the Scottish Government’s Six Point Urban Rural Classification to define accessible and remote areas for the application of rural policy; • retain the organic growth element of the policy but consider other aspects of “need” beyond focusing on school capacity and for the Planning Service to identify areas permissible for organic growth associated with identified settlements to avoid constraints; and • introduce an element to the brownfield provision of the R2 policy, to account for larger brownfield sites. This policy restricts development <i>proposals</i> in the countryside area outwith the Aberdeen <i>greenbelt</i> and coastal zone to <i>small-scale development</i> that would subject to conditions specified in the LDP.
Alternative Options on Housing and business development elsewhere in the countryside	Maintain ALDP 2017 development in the countryside policy, but: <ul style="list-style-type: none"> • modify the Scottish Government’s Urban Rural Classification and identifying a boundary for an intermediate area using local knowledge; • remove organic growth in favour of supporting a planned approach to development with growth adjacent to settlements; and/or • not introduce an element of flexibility for larger brownfield sites and permit only “small-scale” development.
Preferred Option on Minerals and Hill tracks	Policy R3 Minerals and hill tracks Maintain ALDP 2017 policy, and add wording that clarifies: <ul style="list-style-type: none"> • the wording associated with the review of conditions attached to mineral permissions; • how a buffer zone is established; and • when the community consultation is to be carried out. This policy only allows minerals development if enough information is provided to enable the full likely effects of the development to be assessed, together with <i>proposals</i> for appropriate control, mitigation and monitoring.
Alternative Option on Minerals and Hill tracks	Maintain ALDP 2017 rural development policy, but do not include additional guidance on hill tracks seeking to minimise potential impacts of their development.
Shaping home and housing	
Preferred Option on Housing Land	Policy H1 Housing land Maintain ALDP 2017 policy but raise the indicative standard density to 25 homes per hectare in the settlement statements. The policy will continue to support the development of housing on sites allocated for that

	purpose within the <i>local development plan</i> and as shown in the settlement statements. It will not allow other types of development on designated housing land unless it is linked to the housing use and still allows the site to be developed to approximately the housing numbers shown in the settlement statements.
Alternative Option on Housing Land	Maintain ALDP 2017 policy and revert to setting a maximum number of homes that are allowed on any one site as identified by the development bid. This will lead to some extraordinarily low densities of housebuilding in some locations.
Preferred Option on affordable housing	<p>Policy H2 Affordable housing Maintain ALDP 2017 policy but amend it to state that the scale of affordable housing need in Aberdeenshire has increased to more than 48% of the allocations), and that as a matter of goodwill developers should engage with a housing association or affordable housing provider to deliver more than 25% of new homes on any development site.</p> <p>While it will not be possible to meet all <i>affordable housing</i> needs through the plan's housing <i>allocations</i>, this is still an important part of creating <i>sustainable mixed communities</i>. All new housing developments of four or more houses must include no less than 25% of the serviced plots for <i>affordable housing</i> according to the definitions in the current 2018 <i>Housing Need and Demand Assessment</i>.</p>
Preferred Option on affordable housing	<p>Supplementary Guidance 1: Affordable housing Retain SG 2017 but amend it to reflect the findings of the Housing Need and Demand Assessment 2018. Affordable housing is defined in SPP as "housing of a reasonable quality that is affordable to people on modest incomes". The SDP (2014) states that providing affordable housing is critical to delivering sustainable mixed communities and notes that the level of affordable housing need (identified in the Housing Need and Demand Assessment) equates to some 48% of new homes. The LDP's current Housing Need and Demand Assessment, the Local Housing Strategy and its Affordable Housing Strategic Outcome Statement inform and address the appropriate level and type of affordable housing required to help meet affordable housing need in Aberdeenshire.</p>
Alternative Option on affordable housing	Radical approaches such as obliging from developers that at least 25% of all allocations should be made from developers for the construction of affordable housing by a social housing provider, in advance of funding being guaranteed and made available, could be considered. This would result in the capacities available for private housebuilding on each site to be reduced. It would have no impact on the level of public funding that would be required to increase the rate of affordable house building to an appropriate level.
Preferred Option on Special needs housing	<p>Policy H3 Special needs housing Maintain ALDP policy 2017 with minor amendments. This policy states that where there is a demonstrable need, we will generally support proposals for special needs housing groups on sites within settlements that are appropriate for such a use. The circumstances in which this general support applies are set out in the policy.</p> <p>This policy seeks to approve development for particular needs such as housing for the elderly or persons with special needs, subject to other policies, if there is identified need, the site is within a settlement (or in exceptional cases outwith a settlement), the development in compatible with neighbouring uses, suitable access to local services</p>

	and public transport is available and the site's topography and access is suitable for those with disabilities.
Alternative Option on Special needs housing	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option on residential caravans	<p>Policy H4 Residential caravans</p> <p>Maintain ALDP 2017 policy with minor amendments. The policy does not generally support the erection of permanent residential caravans. The limited circumstances in which residential caravans may be permissible are set out in the policy.</p> <p>The aim of this policy is to protect the environment from the unnecessary and inappropriate siting of individual residential caravans and residential caravan sites, except in those circumstances where there may be an urgent need. Caravans are temporary structures, and often do not provide satisfactory living environments. Static caravans or mobile homes are often visually intrusive. It is preferable to have people living in permanent structures.</p>
Alternative Option on residential caravans	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option on Gypsy / Travellers	<p>Policy H5 Gypsy / Travellers</p> <p>Retain ALDP 2017 policy with minor amendments. The policy will generally approve permanent or temporary halting sites for Gypsies/ Travellers on sites allocated in the plan. The policy details the criteria that must be met to allow such development to proceed. <i>Proposals</i> must also provide a secure environment and essential services (in the case of halting sites: water connection, refuse facilities and portable toilet), and allow reasonable access to employment, education, other community infrastructure and the main road network.</p>
Alternative Option on Gypsy / Travellers	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Shaping places	
Preferred Option on Layout, siting and design	<p>Policy P1 Layout, siting and design</p> <p>Retain ALDP 2017 policy but include design guidance for new development by providing a more detailed interpretation of the six qualities of successful places, as set out in the Policy. This guidance could be supplementary guidance or planning advice. Its purpose would be to set clear reasons why proposals cannot be supported where they conflict with a relevant criterion. Larger developments will be expected to go through a design review process.</p> <p>Minor amendments to the existing text on masterplan plans and larger developments are also proposed.</p> <p>Overall, this policy will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design.</p>
Alternative Option on Layout, siting and design	Maintain ALDP 2017 policy on Layout, siting and design and do not require the need for larger developments to go through a design review process, include additional advice relating to design, which does not provide adequate reinforcement for the requirement for compliance

	with approved masterplans/development frameworks and the requirement for masterplans/ development frameworks for unallocated sites.
Preferred Option on Open space and access in new development	<p>Policy P2 Open space and access in new development</p> <p>Maintain ALDP 2017 policy but remove the term “should” and substitute “must” from the first paragraph of the policy (“All new developments should must be accompanied by adequate public open space) to ensure that the obligation for adequate public open space is a requirement for new developments. Text relating to early implementation of strategic landscaping or use of temporary green infrastructure on unused or underused land within a settlement, should be added to the policy. Weblinks to the open space strategy and audit should be included.</p> <p>Overall, the policy expects all new housing developments to be accompanied by adequate public open space, as required in the Aberdeenshire Parks and Open Spaces Strategy. It is expected that 40% of each major development site should be devoted to good-quality <i>open space</i> or contribute to the 40% <i>open space</i> components of the approved <i>masterplan</i> or framework which applies. At least 120m² of public <i>open space per home</i> must be provided for <i>proposals</i> on allocated sites of less than 50 homes. Alternatively, and expressly for <i>windfall sites</i>, this may take the form, in whole or part, to improving existing <i>open space</i> within the settlement where the Open Space Audit identifies a need.</p>
Alternative Option on Open space and access in new development	Maintain existing ALDP 2017 policy and only include the web links to the open spaces strategy and audit.
Preferred Option on Infill and householder developments within settlements (including home and work proposals)	<p>Policy P3 Infill and householder developments within settlements (including home and work proposals)</p> <p>Maintain ALDP 2017 policy, but for clarity, the title of the policy to ensure that all householder developments are considered under this policy, and not just proposals within settlements. Additional design criteria could be added as an appendix to expand on the existing policy framework for household extensions and to ensure a consistent approach is applied in the decision-making process.</p> <p>The policy supports development on vacant sites within a settlement boundary that has no specific land use allocation (also known as infill developments), as long as the development respects the scale, density and character of its surroundings and will not erode the character or amenity of the surrounding area. Applicants will also need to demonstrate that there will be no significant interference with the existing or proposed use of neighbouring sites, or the accessibility of future potential development areas. This policy also applies to applications to change the use of existing buildings within settlements.</p>
Alternative Option on Infill and householder developments within settlements (including home and work proposals)	Maintain ALDP 2017 policy, but only amend the title to ensure all householder developments are considered under this policy and not include additional design guidance.

Preferred Option on Hazardous developments and contaminated land	<p>Policy P4 Hazardous and potentially polluting developments and contaminated land</p> <p>Maintain ALDP 2017 policy with minor amendments. The policy will refuse developments if there is a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment. This includes developments advised by the Health and Safety Executive to be in close proximity to hazardous facilities. Development will not be allowed on contaminated land without appropriate remediation, as detailed in the policy.</p> <p>Prospective applicants should check whether their proposed development is within a consultation zone of a major hazard site or a major accident hazard pipeline, and should obtain further advice if this is the case. This confirmation and advice can be obtained via the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or from the relevant Aberdeenshire Council Development Management team.</p>
Alternative Option on Hazardous developments and contaminated land	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option	<p>Policy P5 Digital Infrastructure</p> <p>Maintain ALDP 2017 with minor amendments. The policy supports digital infrastructure to homes and businesses subject to complying with other policies.</p>
Alternative Option	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option on community facilities	<p>Policy P6 Community infrastructure</p> <p>Retain ALDP 2017 policy largely unchanged, as it may not be appropriate in all cases for all community facilities to be located in local town centres and accessible locations within small villages should be favoured. However, a minor modification could be introduced specifically to highlight town centres as logical places for such development.</p> <p>The policy supports the provision of new community infrastructure, comprising indoor or outdoor <i>infrastructure</i>, which are in accessible locations within <i>settlements</i> and are available to all community residents. A legal agreement may be needed to ensure that new facilities are available to all members of the community for a reasonable amount of time on a regular basis. Where existing community infrastructure within <i>settlements</i> have become surplus to requirements, due to new or updated facilities being provided elsewhere, we will approve <i>proposals</i> for their re-use or redevelopment subject to compliance with other policies in the plan. Proposals should be consistent with the terms of other policies contained within the LDP.</p>
Alternative option on community facilities	Modify the ALDP 2017 policy to require that only town centres are the location for high footfall community facilities, not just generally accessible locations. This could be a significant disadvantage for our most remote rural communities.
Natural heritage and landscape	
Preferred Option on Natural Heritage	<p>Policy E1 Natural Heritage</p> <p>Retain ALDP 2017 policy with minor modifications to paragraph nine of the policy; to clarify the criteria which a proposal on these sites must pass to allow development to proceed.</p>

	The policy seeks to protect and, wherever possible, improve designated nature conservation sites and the wider <i>biodiversity</i> and <i>geodiversity</i> (the variety of earth materials, forms and processes that constitute and shape the Earth) of the plan area.
Preferred Option on Natural Heritage	Supplementary Guidance 5: Local Nature Conservation Sites Retain SG 2017, which details all designated Local Nature Conservation Sites including a map indicating location and boundary of each site and a short description of its feature(s) of interest.
Alternative Option on Natural Heritage	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option on Landscape	Policy E2 Landscape Retain ALDP 2017 policy with no changes. Revision of the Landscape Character Areas within Scotland is currently underway and is nearing completion. Changes proposed by this review will not affect the content of the policy. This policy will refuse developments that cause unacceptable landscape impacts or otherwise significantly erodes the characteristics of landscapes as defined in the Landscape Character Assessments produced by Scottish Natural Heritage or have been identified as landscapes of local importance (Special Landscape Areas). A proposal's scale, location and design must be appropriate to the landscape character of the area, and not have an adverse impact on: the key natural landscape character elements or historic features of the landscape character; the overall composition or quality of the landscape character, particularly if the landscape is currently perceived as largely unspoiled; or any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character.
Preferred Option on Landscape	Supplementary Guidance 9: Special Landscape Areas Maintain SG 2017 unchanged, which provides policy advice on the ten Special Landscape Areas across Aberdeenshire.
Alternative Option on Landscape	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
The historic environment	
Preferred Option on Protection of historic buildings, sites, and monuments	Policy HE1 Protection of historic buildings, sites, and monuments Maintain ALDP 2017 policy with minor modifications that clarifies that the original structure" relates to "any features of special architectural, cultural, or historic interest") and a design statement will be required where historic sites be affected. The policy will not generally allow development that would have a detrimental effect on the character, integrity or setting of buildings on the list of Special Historic Interest for Aberdeenshire, scheduled monuments or other archaeological sites subject to the detailed criteria contained within this policy. In all cases we will encourage their protection, enhancement active use and conservation. <i>Listed Buildings</i> This policy seeks to protect all "listed buildings" contained in the statutory list of Buildings of Special Architectural or Historic Interest for

	<p>Aberdeenshire and we will encourage their protection, maintenance, enhancement, active use and conservation. We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.</p> <p><i>Archaeological sites and monuments</i> This policy seeks to only approve development that would have an adverse effect on a scheduled monument or on any other archaeological site of either national or local importance, or on their setting, subject to other policies, if there are imperative reasons of overriding public interest; there is no alternative site for the development; and where there is doubt, the applicant has provided further information on the nature and location of the archaeological feature(s) involved, prior to determination of the planning application.</p>
Alternative Option on Protection of historic buildings, sites, and monuments	Maintain existing LDP 2017 policy which lacks some clarity and the need for design statements.
Preferred Option on Protection of historic and cultural areas	<p>Policy HE2 Protection of historic and cultural areas Maintain ALDP 2017 policy with minor modifications that requires proposals to accord with a conservation management plan or appraisals and a design statement.</p> <p>The policy provides protection of wider historical sites such as conservation areas, national Battlefields, designated historic gardens, and designed landscapes in order to preserve their character and contribute to the objectives of the designation.</p>
Alternative Option on Protection of historic and cultural areas	Maintain existing ALDP 2017 policy and do not update policy content to include the need for design documents to ensure high quality design within these historic sites.
Preferred Option on Enabling reuse of listed buildings at risk	<p>Policy HE3 Helping to reuse listed buildings at risk Maintain ALDP 2017 policy with minor modifications that state the policy does not apply to enabling commercial developments, such as golf courses, it could be applied to non-designated historic assets, and to introduce a location requirement for enabling development (i.e. adjacent to the development site).</p> <p>The policy will only approve development on unallocated sites to provide finance for works to secure the long-term future of and reuse of a building that is listed and on the buildings at risk register. In exceptional cases, this <i>policy</i> could be applied to other buildings agreed to be exceptionally worthy of conservation and reuse and which has been proven to be seriously at risk of imminent collapse or further decay. The wider public benefits of securing the conservation and reuse of the building through enabling development must significantly outweigh any disadvantages of allowing the development.</p>
Alternative Option on Helping to reuse listed buildings at risk	Retain existing content of ALDP 2017 but exclude the proposed modifications. Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Protecting resources	

Preferred Option on Protecting important resources	<p>Policy PR1 Protecting important resources Maintain ALDP 2017 policy with minor additions to provide greater clarity and a glossary definition of ancient woodland and to introduce peat and carbon rich soils. However, as peat and carbon rich soils are protected by Policy C3 Carbon Sinks and Stores, there is only a need to provide a cross-reference to this policy.</p> <p>Overall, this policy does not approve developments that have a negative effect on important environmental resources associated with the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, <i>open space</i>, and important trees and woodlands. In all cases development that impact on any of these features will only be permitted when public economic or social benefits clearly outweigh the value of the site to the local community, and there are no reasonable alternative sites.</p>
Preferred Option on Protecting important resources	<p>Supplementary Guidance 8: Forestry and Woodland Strategy Retain SG 2017, which sets out Aberdeenshire’s woodland strategy for new woods and trees.</p>
Preferred Option on Protecting important resources	<p>Supplementary Guidance Areas 6: safeguarded or identified as areas of search for minerals development Maintain existing SG, which is a map based supplementary guidance detailing safeguarded areas and areas of search for minerals development, and add one additional minerals safeguarding site.</p>
Alternative Option on Protecting important resources	<p>Maintain ALDP 2017 policy and SG and do not amend policies to improve clarity and provide and glossary definition on retention of ancient woodland.</p>
Preferred Option on Protecting important development sites	<p>Policy PR2 Protecting important development sites Retain ALDP 2017 policy. It may be appropriate to change the title of the policy to “Reserving important development sites”. There is no policy that protects existing infrastructure sites from redevelopment, unless given a “P” (protected) designation within the Aberdeenshire Local Development Plan.</p> <p>The policy safeguards and not allow alternative development on sites that may reasonably be required in the future for: the delivery of transportation improvements; energy generation and transmission; waste management facilities; education facilities; and other community infrastructure as strategic resources, including the sites to support the “national developments” identified in National Planning Framework. Where these are known they are identified in the relevant settlement statements.</p> <p>This policy will not approve any development that would have a significant adverse effect on any safeguarded site that has been identified on a settlement statement for a transport infrastructure project or that has been identified in the local or regional transport strategy or in the Strategic Transport Projects Review; any routes that are recognised in the core paths plan network; any routes of closed railways, including their abutments, embankments and cuttings; the present or possible future operations or safety of existing airports or airfield; or operational areas of ports and harbours.</p>
Alternative Option on Protecting	<p>Maintain existing ALDP 2017 policy with no change to the policy title.</p>

important development sites	
Preferred Option on Waste facilities	Policy PR3 Waste facilities Retain ALDP 2017 policy unaltered. The policy controls the development, location and use of land for waste facilities. It also aims to reduce negative impact of waste facilities on local amenities and addresses various statutory and non-statutory requirements, which may require additional information to be provided. The policy also sets out to ensure neighbouring developments do not compromise waste handling operations at an existing waste management site.
Alternative Option on Waste facilities	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Climate change	
Preferred Option on Using resources in buildings	Policy C1 Using resources in buildings Maintain ALDP 2017 policy, which provides a framework for the conservation of energy and water within new buildings, and requires all developments to be designed to reduce carbon-dioxide emissions beyond the 2007 Building Regulations, with several modifications: <ul style="list-style-type: none"> • remove the phrase “aim wherever feasible to” from the paragraphs 1 and 3 of the policy to provide certainty that climate change mitigation actions are compulsory; • replace the reference to the “Gold” standard in the policy with “Platinum” to reflect the higher standard now required; • remove the text “If it is clearly demonstrated that no suitable low and zero carbon generating technologies are appropriate” from paragraph 4 of the Plan to reflect that a “fabric first” approach may be suitable; • remove the text relating to planning advice, as we do not believe additional planning advice on meeting the building regulations is required.
Alternative Option on Using resources in buildings 1	Retain existing ALDP 2017 policy unaltered, which does not reflect the higher building standards and the progress that has been made on energy efficiency.
Alternative Option on Using resources in buildings 2	Delete substantial parts of the policy and revert to using only the Building Regulations to provide substance to paragraph 3F of the Climate Change (Scotland) Act 2009.
Preferred Option on Renewable Energy	Policy C2 Renewable Energy Maintain ALDP 2017 policy, which sets out a general presumption in favour of development supporting the generation of renewable energy technologies in the right places and subject to appropriate controls, but add text relating to re-powering of wind turbines sites in perpetuity to reflect Scottish Planning Policy paragraphs 161 and 170
Alternative Option on Renewable Energy	Give on-farm biomass energy generation its own policy text to clarify that it requires a specific change of use to business land.
Preferred Option on Carbon sinks and stores	Policy C3 Carbon sinks and stores Retain ALDP 2017 policy unaltered. The policy ensures that important carbon stores, such as peat and woodland, are protected, including carbon capture and storage developments. <i>Major development</i> proposals that may result in the loss of or disturbance to peat will only be permitted if tools such as the “Carbon Calculator” demonstrate that the development will, within its lifetime, have no net effect on CO ₂ . Removal of woodland will only be permitted if an equal area is replanted, preferably as part of the <i>open</i>

	<p><i>space</i> requirement and as part of the <i>green network</i> in the settlement, so as to maintain the carbon balance.</p> <p>The policy also supports the development of carbon capture and storage developments, including proposals for woodland that can store carbon for long periods of time. In line with the national planning framework, the policy supports the development of carbon networks aimed at storing CO₂ in offshore oil and gas fields, especially around Peterhead and the gas fired power station.</p>
Alternative Option on Carbon sinks and stores	Move the policy and place it under PR1 Protecting important resources and not include a standalone policy relating to carbon sinks and stores. However, this policy is also about creating carbon stores and not just about protecting them. Alternative policy may be promoted following a review of responses to consultation on the Main issues.
Preferred Option on Flooding	<p>Policy C4 Flooding</p> <p>Retain ALDP 2017 unaltered, which sets out a framework for the avoidance of flood risks for new development in areas of medium to high risk of flooding (up to 1:200 years flood risk annual probability). It sets out exceptions where development may be allowed in such areas, and the standards that such development must abide by. It gives advice on maintenance buffer strips for water bodies and prohibits land raising or excavations in low to medium risk areas. Coastal flooding risks must be assessed for areas under the 10m contour.</p>
Alternative Option on Flooding	Alternative policy may be promoted following a review of responses to consultation on the Main issues.
The responsibilities of developers	
Preferred Option on Provision of suitable services	<p>Policy RD1 Providing suitable services</p> <p>Maintain ALDP 2017 policy and include reference to “home and workplace electric charging and hydrogen refuelling facilities” as a suitable service required by new developments as a separate obligation within this section. 100% of new housing developments should have this requirement, while workplace recharging could be discretionary.</p> <p>The current policy only allows development that provides adequate road, waste management, water and/ or waste water facilities, connections and treatment as appropriate.</p> <p>The aim of this policy is to ensure that all new development can be satisfactorily accessed by a variety of modes of transport, in a safe, convenient, and resource efficient manner. Any new roads and paths have the potential to form part of a well-connected network serving both existing and future developments within each settlement.</p> <p>In terms of water and waste water infrastructure, this policy seeks to approve development, subject to other policies, if it is serviced or mains water supply; and for waste water disposal, it is in an area serviced by existing or committed future public waste water infrastructure and where this is not the case private drainage infrastructure can be achieved without adverse impact. The applicant must also ensure drainage is dealt with in a sustainable manner through the use of SUDS.</p> <p>In terms of waste management requirements, the policy seeks to approve development, subject to other policies, if a site Waste Management Plan is agreed with the Council and adequate space has</p>

	been provided within the development to provide for effective separation, storage and collection of waste.
Alternative Option on Provision of suitable services	Retain existing LDP 2017 unaltered, depending on building regulations to provide private local refuelling facilities at home and at work at some point in the near future.
Preferred Option on Developers' Obligations	Policy RD2 Developers' Obligations Retain ALDP 2017 policy with minor amendments on strategic transport. The policy specifies needed contributions towards necessary infrastructure, open space and access, primary school, secondary school, community facilities, waste and recycling, health facilities and other off-site contributions.
Preferred Option on Developers' Obligations	Supplementary Guidance Developer Obligations: Methods for the calculation Retain SG 2017 unaltered. The aim of this policy is to set out the methodology employed in calculating the level of Developer Obligations which may be required as a result of new development. In order to provide transparency, standardised charges and formulae form the framework for calculations dependent on site specific requirements. Policy RD1 and RD2 and the Settlement Statements set out the key requirements for facilities and likely infrastructure which development is required to contribute to proportionally. Any Developer Obligations sought must be linked to the specific development and meet the tests set out on Circular 3/2012.
Alternative Option on Developers' Obligations	Alternative policy may be promoted following a review of responses to consultation on the Main issues.

4.6 ALDP Site Allocations

Additional housing land allocations are required to meet the housing allowances set out in the Proposed SDP2 (see Table 4.1). However, not all bids submitted during the 'Call for sites' stage in 2018 will be necessary or have constraints that make them unsuitable for development at this time.

Table 4.5: Opportunity site and alternatives

Options and Alternatives	
Preferred sites	Existing ALDP 2017 allocations will be carried forward into the next ALDP, unless these sites have remained undeveloped since their allocation in the Aberdeenshire Local Plan 2006 or are unlikely to come forward before 2031. Where appropriate, new sites have been identified and assessed as officer's preference (Detailed assessments are contained in Appendices 8.4 to 8.6).
Alternatives	These are existing ALDP 2017 allocations that have failed to come forward since the adoption of the Aberdeenshire Local Plan 2006 and new development bids received in 2018. They are not preferred because they either constrained or are not required to meet the Proposed Strategic Development Plan (2020) and Proposed LDP allocation requirements.

5 The Context of Aberdeenshire Proposed ALDP (MIR)

5.1 Relationship with other PPS and environmental protection objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the relationships with other relevant PPS and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS. The PPS's thought to have an influence on or be influenced by the strategy are identified in Table 5.1 and in more detail in Appendix 8.2

Table 5.1 List of other PPS and environmental protection objectives

International Level
Nature Conservation
– The Habitats Directive 92/43/EEC
– The Birds Directive 2009/147/EC
– Convention on Wetlands of International Importance 1971 (Ramsar)
– Nature Conservation - the Ramsar Convention
– EU Biodiversity Strategy 2020
Water
– Water Framework Directive 2000/60/EC
– Nitrate Directive 91/43/EC
Waste
– The Landfill Directive 99/31/EC
– The Waste Framework Directive 2008/98/EC
– Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Landscape
– European Landscape Convention 2000
Climate Change
– UN Framework Convention on Climate Change 1992
– The Second European Climate Change Programme (currently in preparation)
National
Overarching Planning Policy
– Town and Country Planning (Scotland) Act 1997
– The Planning (Scotland) Act 2006
– National Planning Framework for Scotland 3 (NPF3) (2014)
– Scottish Planning Policy 2014
Air and Climate Change
– Scottish Climate Change Delivery Plan (2009)
– Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
– 2020 Routemap for Renewable Energy in Scotland
– SEPA's National air quality report (2008)
– Towards a Low Carbon Economic Strategy for Scotland (2010)
– Changing Our Ways- Scotland's Climate Change Programme (2006)
– Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)
– Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.

– Calculating Carbon Savings from Windfarms on Scotland's peat lands (2008)
Heritage, Design and Regeneration
– Our Place in Time: The Historic Environment Strategy for Scotland (2014)
– Historic Environment Policy Statement (2016)
– Historic Environment Scotland Act 2014
– The Planning (Listed Buildings and Conservation Areas) Act 1997
– Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015
– Ancient Monuments and Archaeological Areas Act 1979
– Creating Places - A policy statement on architecture and place for Scotland (2013)
– Designing Streets: A Policy Statement for Scotland (2010)
– People and Place: A Policy Statement for Scotland (2006)
– Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape
– The Scottish Soil Framework (2009)
– Scottish Landscape Forum: Scotland's Living Landscape (2007)
– Scotland's Living Landscapes: Places for People (2007)
– Guidance on Local Landscape Designations (SNH, Historic Scotland, 2006)
– Fitting Landscapes (2014)
Cross-Sectoral
– Natural Resource Productivity (2009)
– Low Carbon Infrastructure Transition Programme 2014
– Making things to last: Circular Economy Strategy for Scotland 2016
– National Performance Framework 2016
– Low carbon economy strategy 2010
– Scotland's Agenda for Cities 2016
– Scottish Economic Strategy (2015)
– Getting the best from our land: A land use strategy for Scotland 2016-2021
– Scotland's National Transport Strategy (2006)
– Strategic Transport Projects Review (2009)
– Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
– Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
– PAN 63: Waste Management Planning (2005)
– PAN 65: Planning and Open Space (2008)
– PAN 75: Transport and Planning (2005)
– PAN 77: Designing Safer Places (2006)
– PAN 78: Inclusive Design (2006)
– SEPA One Planet Prosperity – Our regulatory strategy (2016)
Homes, Population and Health
– Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
– Action Plan for Housing in the Next Decade 2011-2020 (2011)
– All Our Futures: Planning for a Scotland with an Ageing Population (2007)
– Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
– Firm Foundation – The Future of Housing in Scotland: A Discussion Forum (2008)
– Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
– Let's Get Scotland Walking – The National Walking Strategy (2014)
– Cycling Action Plan for Scotland 2017-2020
– A Long-Term Vision for Active Travel in Scotland 2030
– Equality Act 2010
– Disability Discrimination Acts 1995 and 2005

– SEPA Report: Incineration of Waste and Reported Human Health Effects (2009)
– Scottish Executive Reaching Higher – Building on the Success of Sport 21 (2007)
– ‘Making the Links: greenspace for a more successful and sustainable Scotland’ (2009)
– Land Reform (Scotland) Act 2003
– Scottish Outdoor Access Code (2004)
– Community Empowerment (Scotland) Act 2015
Natural Conservation and Biodiversity
– Wildlife and Countryside Act 1981 (as amended)
– The Nature Conservation (Scotland) Act 2004
– Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species)
– Protection of Badgers Act 1992 (as amended)
– 2020 Challenge for Scotland’s Biodiversity: A Strategy for the Conservation and Enhancement of Biodiversity in Scotland (2013)
– Scotland’s Biodiversity: It’s in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004)
– The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
– The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
– The Habitats Regulations 2010 (in relation to reserved matters)
– Scottish Landscape Forum’ (2007) Scotland’s living landscapes
– State of Scotland’s Green Space 2009
– UK Biodiversity Action Plan 1994
– Scottish Government’s Policy on Control of Woodland Removal (2009)
– Scottish Forestry Strategy 2006
– Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
Food and Agriculture
– Scotland’s National Food and Drink Policy (2009)
– Scottish Rural Development Programme 2014-2020
– Whole farm review scheme (2014)
– Farming For a Better Climate (website)
Water, Marine and Coastal
– Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)
– Water Environment and Water Services (Scotland) Act 2003
– The Flood Risk Management (Scotland) Act 2009
– River Basin Management Plan for the Scotland river basin district: 2015-2027
– Scottish Water Strategic Asset and Capacity Development Plan (2009)
– SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
– Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
– Our Seas – a shared resource. High Level Marine Objectives (2009)
– Marine (Scotland) Act 2010
– Marine Strategy Regulations 2010
– SEPA Indicative Flood Map 2014
– CIRIA SUDS manual C753 – All SUDS (with regards to water quality and quantity) proposals should be designed in accordance with the manual (2007)
– Scotland’s National Marine Plan 2015
– UK Marine Policy Statement 2011
– Scottish Executive Marine and Coastal Strategy (2005)
Waste
– Scotland’s Zero Waste Plan (2010)
– SEPA Guidelines for Thermal Treatment of Municipal Waste (2014)
– One Planet Prosperity – A Waste to Resources Framework (2016)
REGIONAL

Cross-Sectoral
– North East Scotland Fish Processing Strategy Report 2015
– The Land Based Sector in NE Scotland 2016
– Aberdeen and Aberdeenshire Tourism Strategy 2013
– North East Scotland Food and Drink Strategy 2015
– NE Sustainable Energy Action Plan (Aberdeen City, Shire, Moray and Angus) Draft
– Economic Growth Framework for North East Scotland
– ‘Building on Energy Delivering the Vision for 2025’ The Economic Action Plan for Aberdeen City and Shire 2013-2018
– Regional Transport Strategy 2008
– NESTRANS Revised Regional Transport Strategy Refresh 2013-2035
– Proposed Aberdeen City and Shire Strategic Development Plan (2018)
– North East Regional Economic Strategy (2016)
Nature Conservation & Biodiversity
– North East of Scotland Local Biodiversity Action Plans (under review)
Water
– River Dee Catchment Management Plan (2007)
– North East Flood Risk Management Strategy 2015
– North East Local Flood Risk Management Plan 2016-2022
– Local Flood Risk Management Plans 2015
Local Level
Air & Climate
– Aberdeenshire Council Climate Change Action Plan 2011 – 2015
– Aberdeenshire Air Quality Reports (annual) (2017)
Soil
– Aberdeenshire Council Contaminated Land Strategy 2011
Access, Landscape, Population & Human Health
– Aberdeenshire Core Paths Plan 2013
– Aberdeenshire Council Parks and Public Open Spaces Strategy 2010
– Banff and Buchan Landscape Character Assessment Report (1997)
– South and Central Aberdeenshire LCA (1998)
– Aberdeen City Landscape Character Assessment Part 5 Landscape Sensitivity Assessment (2018)
– Aberdeenshire Open Space Audit (2008)
Waste
– Aberdeenshire Council Integrated Sustainable Waste Management Strategy
Community Planning
– Aberdeenshire Community Plans (by Area)
– Aberdeenshire Community Local outcomes improvement plans
Historic Environment
– Aberdeenshire Council Archaeology Strategy 2014-17
– Aberdeenshire Council Historic Environment Strategy 2010
Housing
– Aberdeenshire Local Housing Strategy 2018-2023
Land Use
– Aberdeen City Local Development Plan 2017
– Aberdeenshire Local Development Plan 2017
– Region Land Use Strategy Pilot - Aberdeenshire Council (2015)
– Aberdeenshire Forest and Woodland Strategy (2016)
Economic Development
– Aberdeenshire Regeneration Strategy 2016
– Aberdeenshire Economic Development Strategy 2013-2016 (and 2016 addendum)

The key points of relevance for the strategy and the SEA, drawn from the common themes of the plans and programmes above, are to:

- Promote sustainable development within Aberdeenshire;
- Limit or reduce the emissions of greenhouse gases through development of more efficient ways of exploring, extracting and processing fossil fuels;
- Sustainable transport: identification and facilitation of alternatives to vehicular use, including active travel such as cycling and walking routes.
- Promote mitigation of and adaptation to the effects of climate change;
- Promote the sustainable use of natural resources
- Protect and enhance biodiversity, species and habitats;
- Identification and promotion of habitat networks;
- Promote the sustainable management and enhancement of soils;
- Maintain, protect and enhance landscape character and cultural assets;
- Promote sustainable and efficient use of water and enhance the environmental quality of water and the biodiversity it supports;
- Avoid adverse effects on the water environment and any increase flood risk. Actively promote sustainable flood risk management;
- Support sustainable food production;
- Enhance opportunities for public access to the natural environment;
- Promote the safeguarding of open space and its provision as part of new developments;
- Increase community engagement with the natural environment;
- Promote strategies that do not degrade the coastal environment;
- Reduce social exclusion and inequalities; and
- Consider the availability and accessibility of land for development.

5.2 Relevant aspects of the current state of the environment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires the Environmental Report to include a description of "*the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the Plan or Programme*", and "*the environmental characteristics of areas likely to be significantly affected*". The provision of this information allows a description of the relevant environmental context within which the strategy will operate and the constraints and targets that this context imposes on the PPS. The detailed tabulation of the baseline data is presented in Appendix 8.3.

5.3 Likely evolution of the environment

Future changes to the environmental baseline are inevitable due to natural processes but also due to human activity that are unconnected with the strategy. Table 5.2 indicates likely evolution of the baseline in relation to each SEA topic without the ALDP. It will be important to take account of this likely evolution in developing the strategy, recognising the limits imposed by its mixed context – land allocation, policy making and supplementary guidance.

Table 5.2: Likely Evolution of the Baseline without ALDP

SEA Topic	Likely Evolution of the Baseline
Air	<ul style="list-style-type: none"> • Air quality may continue to decrease in Aberdeenshire. • Other PPS will affect air quality issues such as the regional and local transport strategies. • Air quality issues in urban centres are likely to become a focus of plans and policies with significant efforts to improve quality. Measures may include green infrastructure such as trees.
Water	<ul style="list-style-type: none"> • The focus on water environmental quality and management provided by European directives will continue with improvements in quality. • However, climate change and associated land use changes, including potentially an intensification of agriculture, will increasingly impact on the water environment. • Adverse effects on water quality would remain in the absence of the strategy. The pressure for water abstraction is related to the level of development proposed, which in the longer term could affect water flows and riparian habitats in the River Dee SAC. • Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.
Climatic Factors	<ul style="list-style-type: none"> • The effects of climate change on the environment, economy and society will increase. • Some opportunities for early planning and activity to mitigate and adapt to these changes will be missed. • Developments could occur in inappropriate locations and result in increased commuting and greenhouse gas emissions. • Without a strong policy framework energy efficiency measures in new developments may not occur. • Other PPS will affect climatic factors. • There may be increased risk of flooding due to the effects of climate change and also cumulative effects of development and pressure on flood plains.
Soil	<ul style="list-style-type: none"> • In the near future, soil quality is unlikely to get the focus it deserves given its significance to society. There is currently no specific international or national legislation for the protection of soils. • In the medium to long term soils impacts and soil quality issues are likely to become significant enough for an increased focus and effort in their protection and enhancement. • Impacts on soil caused by development of the strategy may not occur although impacts on soils and agricultural land with proposals within other plans and human activities would remain. • Other PPS such as the Local Housing Strategies are likely to affect soils. • Continuation of current trend/issues with no remediation leading to loss of ground water resource, soil resource and adverse effects on public health.
Biodiversity, flora & fauna	<ul style="list-style-type: none"> • Adverse and positive effects on biodiversity caused by other plans and activities will continue. • Despite a range of PPS to tackle the issue current trends still suggest continued loss and fragmentation of habitats and the loss of species numbers and biodiversity. • The potential protection offered through the ALDP would not occur. This may result in further fragmentation of habitats, loss of biodiversity due to unplanned development in potentially sensitive and/or designated areas. • Other PPS may reduce the impact of current trends and issues.

Landscape	<ul style="list-style-type: none"> • The steady evolution of the landscape in relation to human activity, biological process and climate will continue. Landscape will continue to be influenced by a range of plans, policies and by culture. • Greenfield sites may be built on rather than brownfield sites, thus affecting landscape character, and not addressing the issue of regenerating brownfield sites, which may have land contamination issues. • There would be a greater risk of unplanned and sporadic development potentially affecting sensitive landscape characters and diluting rural character. Sporadic development would result in pockets of noise and light pollution. • The absence of a design policy could affect the quality of the built environment and affect sense of place.
Material Assets	<ul style="list-style-type: none"> • Continuation of current trend although other PPS may have an impact on reducing reliance on landfill. • Without planned development and a strategic approach to infrastructure shortfalls may occur in the level of facilities to meet the needs of the population. • Other PPS such as regional transport strategy may have an impact on material assets.
Population & Human Health	<ul style="list-style-type: none"> • Despite the short-term fall in population due to the decline in the oil sector between 2015 and 2018, the population is likely to continue to increase in Aberdeenshire. • Health issues associated with inactivity and old age are likely to increase. Population of the region would continue to grow in the 65+ age group. • Without development and positive action there will be a falling demand on schools and an increase of pressure on health facilities. • Return to previous trend leading to higher house prices, lack of availability of homes and increasing pressure on infrastructure, the built and natural environment. • Sporadic and unplanned development may limit or restrict access to greenspace and active travel opportunities. • Air quality may continue to deteriorate in Aberdeen City. • Other PPS will affect air quality issues such as the regional and local transport strategies.
Cultural Heritage	<ul style="list-style-type: none"> • Existing impacts and benefits on the historic environment in relation to economic development will remain. • The absence of design policies could affect the built and historic environment. • Negative and positive effects on the historic environment may not occur if the plan is not in place (this includes regeneration and preservation).

5.4 Environmental problems

The key environmental problems of relevance to the ALDP are presented in Table 5.3 based on an analysis of the baseline and its likely evolution. It will be important to take account of these factors in developing the strategy.

Table 5.3: Environmental Problems

Environmental Topic	Issues/Trends	Possible role of the ALDP
Air Quality	<ul style="list-style-type: none"> • Although there is no Air Quality Management Areas (AQMA) in Aberdeenshire, levels of nitrogen dioxide (NO₂) and particulate matter 10 micrometres or less in diameter (PM₁₀) could rise near towns as result of road transport, increasing traffic flows and congestion. • PM₁₀ could rise where there are biomass plants • Increased localised emissions of air pollutants in town centres caused by increased development around town centres for retail, business and leisure. • Need to encourage more sustainable forms of transport. 	<ul style="list-style-type: none"> • The ALDP should identify the means to reduce reliance on the car and direct development to accessible locations which can be served by modes of public transport. The implementation of the ALDP should minimise car dependence, air pollution and nuisance.
Water	<ul style="list-style-type: none"> • Water bodies in close proximity to main roads are at risk from pollution caused by the impacts of contaminated surface water run-off from roads. • Agriculture and forestry can lead to losses of nutrients to the water environment • Over-abstraction in an area of relatively low water productivity in the area leading to environmental impacts on river reaches, groundwater sources and lakes/ lochs, and the habitats that rely on them. • Historical soil contamination, in and around previous industrial areas in the area, is a key source of groundwater pollution. • The region has fragile river systems of international importance which are sensitive to pollution and hydrological changes. 	<ul style="list-style-type: none"> • The ALDP can indirectly influence the condition of the water resource (e.g. beds, banks, shoreline and riparian habitats) through partnership working and controlling urban land use changes through policies. • The ALDP should minimise water pollution and avoid impacts on the qualifying interests of the River Dee Special Area of Conservation (SAC) that would lead to an adverse effect on the integrity of the SAC, and other protected areas (e.g. Loch of Skene Special Protection Area (SPA), Ramsar site and (Site of Special Scientific Interest (SSSI); the Ythan estuary, Sands of Forvie & Meikle Loch SPA, Ramsar site and SSSI (and National Nature Reserve). • The implementation of the ALDP should improve water quality and ensure sustainable use of water. • The ALDP should ensure that new development does not require water abstraction at unsustainable levels.

Environmental Topic	Issues/Trends	Possible role of the ALDP
	<ul style="list-style-type: none"> • There is some alteration to beds, banks and shores of rivers, lochs and coastal waters (such as straightening, culverting and modifying riparian habitats). 	<ul style="list-style-type: none"> • The ALDP has a role to play in minimising adverse impacts on the water environment outwith protected areas, and the habitats and species that rely on it.
Climatic Factors	<ul style="list-style-type: none"> • Rise in greenhouse gas emissions – related to transport and energy demands. • The need to adapt to predicted climate change and its potential impacts (e.g. Extreme weather events and sea level rises) on coastal flood risk and erosion. • New development in floodplains alongside increase in flood risk arising from predicted climate change. • Direct and indirect impacts on condition and safety of historic environment (e.g. flooding). • Increase greenhouse gas emissions from continuing reliance on the car to travel to work and growing travel distances. • The potential need for strategic waste management facilities. • Opportunities to support development of renewable energy (including off-shore). 	<ul style="list-style-type: none"> • The ALDP should encourage the use of renewable energy sources in appropriate locations and energy efficiency measures in new development. • The ALDP should take account of requirements for reduction in waste to landfill and the need for alternative waste management facilities. • The ALDP can consider the effects of climate change on new development, including the location of development, building and greenspace design, reducing flood risk and reducing storm damage. • The ALDP must safeguard development from land at risk from flooding and erosion. Coastal development should only be permitted where there is a need for it. • The ALDP should consider the potential greenhouse gas impact when determining the spatial strategy.
Soil	<ul style="list-style-type: none"> • Agriculture and forestry can lead to soil erosion, and soil pollution due to use of pesticides within agricultural. Potential for misuse or leakages resulting in pollution incidents. • There is a need to consider contaminated land and its impacts on land use and soil quality. There is a need to prevent future land contamination. • Loss of prime agricultural land through development. • Loss of land to and soil sealing by development. • Soil erosion is a continuing problem in Scotland and there are concerns about loss of soil organic matter associated with buildings and roads. Loss of soil organic matter (which acts as a carbon store) will result in increased carbon dioxide emissions. 	<ul style="list-style-type: none"> • The implementation of the ALDP should avoid soil contamination. • The ALDP will set the framework for ensuring that new developments contain the appropriate drainage methods such as Sustainable Drainage Systems (SuDS). • The ALDP can set the agenda for remediation of contaminated land thereby improving the environment and well-being. • The ALDP will ensure that soil erosion and handling is minimised and the physical health and biodiversity is protected.

Environmental Topic	Issues/Trends	Possible role of the ALDP
Biodiversity, flora & fauna	<ul style="list-style-type: none"> • Compaction/structural degradation and loss of soil biodiversity • Potential disturbance to and loss of biodiversity from development. • Continuing need to protect internationally, nationally and locally designated sites, and enhance where possible. • Decrease and/or fragmentation of semi natural habitats, including coastal and marine areas. • Potential impacts on protected and non-protected species from development. • Potential loss of green space, green linkages and wildlife corridors to developments. • Pressure on River Dee Special Area of Conservation (SAC) from further abstraction of water and impact on species within the SAC. • Identification of invasive non-native species of animals or plants as a result of new development. 	<ul style="list-style-type: none"> • The ALDP could minimise the impact of development on protected and non-protected designations and species through policies and land allocations. The spatial strategy may assist with this. • The ALDP can indirectly influence the condition of designated and protected sites through partnership working and controlling land use changes around these sites. • The ALDP can help to achieve biodiversity action plan targets by including supportive policies. • The ALDP can contribute to biodiversity enhancement within developments e.g. through greenspace provision, connections to habitats networks and blue/green infrastructure, and bird boxes etc.
Landscape	<ul style="list-style-type: none"> • Coalescence of communities could occur through urban expansion/ribbon development. • Loss of diversity in the landscape and its character. • Capacity of landscapes to absorb development and change. • Impact on undeveloped, remote and wild countryside and coasts. • Erosion of rural character through suburbanisation and the intrusion of noise and light pollution. • Poor settlement edge design that is not integrated into the landscape. • Potential of windfarms to adversely impact on landscape. 	<ul style="list-style-type: none"> • The ALDP must take landscape setting into consideration when determining the spatial strategy and setting the direction for planned development. • The ALDP could continue to require the use of green belt to protect the landscape setting of Aberdeen and surrounding towns. • The ALDP could consider the priority given to the development of brownfield land. • The ALDP has the opportunity to include requirements for greenspace provision and consideration of design/sense of place, including the historic character of an area • The ALDP will consider how it could address the issue of windfarms in conjunction with other ALDP's.

Environmental Topic	Issues/Trends	Possible role of the ALDP
Material Assets	<ul style="list-style-type: none"> • Ongoing need to reduce reliance on landfill sites. • Undeveloped brownfield sites remain vacant within parts of the region. • Continuing demand for mineral extraction. • Capacity and use of existing road and rail infrastructure. • Pipelines throughout the region constrain land for development. • Pressure on water infrastructure to cope with new development. • Opportunity to promote sites for renewable energy and to upgrade electricity transmission networks. 	<ul style="list-style-type: none"> • The ALDP should promote the waste hierarchy and reduce reliance on landfill sites through the provision of alternative waste processing and treatment facilities, including recycling. • The ALDP should take existing and future infrastructure requirements (schools, roads, hospitals, water, community facilities etc) into consideration when consulting on the Main Issues Report (MIR) and developing the spatial strategy. • The ALDP should safeguard land for mineral extraction. • Due regard should be given to pipelines when identifying land for development in the MIR. • The ALDP should promote the development of renewable energy sources and necessary grid upgrades.
Population	<ul style="list-style-type: none"> • Quality of place making through design quality including secure by design and open space. • Lack of affordable housing and variety of house types to suit various needs throughout the region. • Changing demographics will result in an ageing population. • Continuing trend of losing young educated adults – “brain drain”. • While trends have recently moved to a situation of decline due to the current economic climate in the oil and gas sector, the population is expected to increase over time as this sector recovers. This issue is therefore considered a short-term trend. • This may assist in economic growth and protection of existing services but will impact on the built and natural environment. 	<ul style="list-style-type: none"> • This is the area of which the ALDP has the most direct influence as it sets the housing allocation taking population change, house type, tenure, specific needs and affordable housing into consideration. • The ALDP will set the framework and direction for future sustainable economic growth across the region. • The ALDP should take into account the needs of all sectors of society.
Human Health	<ul style="list-style-type: none"> • Access to greenspace and active travel opportunities 	<ul style="list-style-type: none"> • The ALDP will set the framework for the provision of open space and sporting facilities.

Environmental Topic	Issues/Trends	Possible role of the ALDP
	<ul style="list-style-type: none"> • Opportunity for Core Path Plans to link with new developments and assist in creating accessible communities with reduction in need for car travel. • If levels of NO₂ and PM₁₀ increase from transport and biomass, human health issues, particularly among vulnerable groups could arise. 	<ul style="list-style-type: none"> • The ALDP could contribute to reduced reliance on the car and direct development to accessible locations (e.g. served by public transport, cycling and walking). • The implementation of the ALDP should minimise car dependence, air pollution and noise nuisance. • The ALDP's role in identifying green networks and active travel routes.
Cultural Heritage	<ul style="list-style-type: none"> • Vulnerability of historic and cultural heritage assets to insensitive developments. • Loss of heritage resources of regional and national significance. 	<ul style="list-style-type: none"> • The ALDP will take into account urban form, settlement patterns and the desire to protect diversity and identity throughout the region. • The ALDP should take the setting of significant historic environment assets and landscapes into consideration when determining the spatial strategy and setting the direction for planned development. • The ALDP should encourage the use of cultural assets as tourism and active living opportunities, including within new developments.

6 Assessment, General difficulties, Mitigation and Monitoring

6.1 Assessment of the ALDP 2021 Main Issues Report

We have assessed the proposed vision, spatial strategy, policies, sites for development and protection, and their alternatives, as set out in the ALDP 2021 MIR, against ten SEA topics. These effects are listed in the assessment Appendices 8.4 and 8.5. Only a summary of the bid assessments is included in the Environmental Report due to the number of bids. The full assessment of each bid is provided online at

<https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>. The detailed assessment of the existing sites to be carried forward from the ALDP 2017 can be found in the ALDP 2017 SEA at <https://www.aberdeenshire.gov.uk/media/20184/strategic-environmental-assessment-with-appendices.pdf>.

Details of the vision, spatial strategy and policies are described in Tables 4.2 to 4.4 above. The Main Issues Report can be viewed at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/>.

Using these tables, we have predicted whether these effects will be negative, positive, uncertain, mixed or neutral on receptors. We have further evaluated their reversibility or irreversibility of effects, risks and duration (permanent, temporary, long-term, short-term and medium-term) and mitigate appropriately. The cumulative impacts (direct, indirect, secondary and synergistic) are considered in section 6.4 and Appendix 8.6. Symbols used and what they mean are as follows:

++	Likely significant positive effects
--	Likely significant negative effects
+	Likely positive effects
-	Likely negative effects
0	Neutral effects
?	Uncertain effects

In considering the allocations, we have reviewed the existing Aberdeenshire ALDP 2017. We will roll forward policies that are still relevant to the ALDP, with varying degree of alteration. We will similarly roll forward existing allocations that have not yet received planning permission, unless they are unlikely to be developed by 2031.

There will be a need for new housing sites, and we evaluated 605 bids that were submitted by proposers at the Call for Sites stage.

6.2 General difficulties, weakness and limitations

One difficulty relates to where the Main Issues Report is inconclusive. Issues identified could change in the course of time following consultation and examination on the ALDP. The result is that assumptions made on the present

level of allocations could change with implications for the assessment. Another difficulty of this Environmental Report is that the Main Issues Report is a high-level document and therefore cannot go into great detail on every development. However, where potential significant negative environmental effects have been identified, this Report has enabled consideration to be given to potential negative impacts at the low-level planning stage. The SEA has resulted in changes to the draft Proposed Plan Local Development Plan.

There is also an issue of consistency in the assessment of the bids across the six Aberdeenshire administrative areas, as different officers assessed each area. While every effort has been made to ensure the bids were assessed using the assessment framework, there will inevitably be differences.

The format used to present the vision, spatial strategy and policies includes mitigations measures. There were no main issues that generate alternatives that significantly differ from the preferred option (i.e. the comments and mitigation measures are similar).

Due to the number of bids received (605) during the 'Call for sites' stage, it was decided that a summary of each bid assessment would be included in the Environmental Report, in order to keep it as short as possible. Each bid assessment is grouped under their respected settlement in Appendix 8.5. The full assessment of each bid is provided online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

The ALDP 2017 sites that are being carried forward are included in the bids summary table, but time did not allow us to update their scores to include the mitigation measures, unlike the bids. However, the same mitigation measures will be applied to them as the preferred bids. They have also been previously assessed in the Environmental Report for the ALDP 2017.

The bid summary tables only include the mitigation score to save space. It may have been useful to include their pre-mitigation score in brackets, but time did not allow us to update the tables, although as not all bids and SEA Topics require mitigation measures, it may have confused the reader. However, the full assessment of each bid includes the pre and post mitigation score.

6.3 Characteristics of Areas likely to be significantly affected

The analysis of the baseline information indicates that the ALDP is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated the effects on those sites from the strategy could be cumulative.

Table 6.1 below contains information relating to which policies and sites are likely to significantly negatively affect an environmental receptor, even after mitigation measures have been applied. Most of the bid sites that are predicted to have significant negative effects are not preferred (the alternatives).

However, there is some discrepancies in the table, as the scores for the existing "OP" sites in the ALDP 2017 are taken from the SEA for the ALDP 2017, which do not include mitigation measures, as this was not done for the ALDP 2017 SEA. Time constraints has not allowed the Policy Team to revise the scores, and as such, these sites may not have significant effects post-mitigation.

Table 6.1: Preferred and alternative policies and sites with likely significant negative effects on environmental receptors post mitigation

SEA Topic	ALDP Policy / Site
Air	Policies and Supplementary Guidance <ul style="list-style-type: none"> • R2 Housing and employment development elsewhere in the countryside • PR3 Waste Facilities
	Buchan <ul style="list-style-type: none"> • Boddam BU030 • Peterhead BU055 (not preferred)
	Formartine <ul style="list-style-type: none"> • Potterton FR123 (not preferred)
	Kincardine and Mearns <ul style="list-style-type: none"> • Banchory-Devenick KN071 (not preferred)
Water	Policies and Supplementary Guidance <ul style="list-style-type: none"> • PR2 Reserving important development sites
	Banff and Buchan <ul style="list-style-type: none"> • Aberchirder P3 • Aberchirder BUS • Cairnbulg and Inverallochy R1 • Macduff P3 • Macduff BUS • Memsie BB011 (not preferred) • Memsie BB015 (not preferred) • Memsie BB021 (not preferred) • Portsoy BB028 (not preferred)
	Buchan <ul style="list-style-type: none"> • Cruden Bay BU038 • Hatton OP1 • Peterhead OP5 • Ravenscraig BU004 (not preferred)
	Formartine <ul style="list-style-type: none"> • Belhelvie FR024 • Daviot OP1 • Newburgh FR050 (not preferred) • Pitmedden and Milldale OP2 • Woodhead FR130
	Garioch <ul style="list-style-type: none"> • Kinmuck GR045 (not preferred) • Kinmuck GR047 (not preferred) • Kinmuck GR118 (not preferred)

	<ul style="list-style-type: none"> Westhill GR041 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> Kirkton of Durris KN075 (not preferred) Kirkton of Durris KN137 (not preferred) Banchory-Devenick KN069 (not preferred) Banchory-Devenick KN070 (not preferred) Banchory-Devenick KN071 (not preferred) Banchory-Devenick KN072 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> Huntly MR050 (not preferred)
Climatic Factors	<p>Policies and Supplementary Guidance</p> <ul style="list-style-type: none"> PR2 Reserving important development sites
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> Aberchirder P3 Aberchirder BUS Portsoy BB028 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> Ravenscraig BU004 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> Pitmedden and Milldale OP2
	<p>Garioch</p> <ul style="list-style-type: none"> Kintore GR052 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> Luthermuir KN107 (not preferred) Netherley KN015 (not preferred)
Soil	<p>Banff and Buchan</p> <ul style="list-style-type: none"> Banff OP2 Banff BB020 Cairnbulg and Inverallochy R1 Ladysbridge BB025 Ladysbridhe BB016 (not preferred) Macduff P3
	<p>Buchan</p> <ul style="list-style-type: none"> Maud BU028 Mintlaw BU045
	<p>Formartine</p> <ul style="list-style-type: none"> Balmedie OP3 Balmedie FR079 (reserved) Balmedie FR116 (reserved) Ellon FR011 Ellon FR031 (not preferred) Ellon FR084 (not preferred) Newburgh FR028 (not preferred) Newburgh FR029 (reserved) Newburgh FR050 (not preferred) Oldmeldrum OP4 Oldmeldrum FR061 Oldmeldrum FR068 Oldmeldrum FR069 Oldmeldrum FR083 (reserved) Oldmeldrum FR111 (reserved) Oldmeldrum FR119

	<ul style="list-style-type: none"> • Oldmeldrum FR012 (not preferred) • Oldmeldrum FR062 (not preferred) • Oldmeldrum FR110 (not preferred) • Oldmeldrum FR135 (not preferred) • Pitmedden and Milldale OP2 • Pitmedden and Milldale FR006 (reserved) • Tarves FR058 • Tarves FR002 (not preferred) <p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Gourdon OP2 • Gourdon KN135 (not preferred) • Inverbervie OP1 • Johnshaven OP1 • Laurencekirk KN073 • Laurencekirk KN026 (not preferred) • Laurencekirk KN083 (not preferred) • Laurencekirk KN114 (not preferred) • Luthermuir KN107 (not preferred) • Stonehaven KN102 • Stonehaven KN032 (not preferred) • Stonehaven KN050 (not preferred) • Stonehaven KN051 (not preferred) • Stonehaven KN076 (not preferred) • Stonehaven KN077 (not preferred) • Stonehaven KN078 (not preferred) • Stonehaven KN108 (not preferred) • Stonehaven KN121 (not preferred) • Stonehaven KN122 (not preferred) <p>Marr</p> <ul style="list-style-type: none"> • Alford MR015 (not preferred)
Biodiversity, flora & fauna	<p>Policies and Supplementary Guidance</p> <ul style="list-style-type: none"> • PR2 Reserving important development sites • PR3 Waste facilities
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Cairnbulg and Inverallochy R1 <p>Macduff P3</p>
	<p>Buchan</p> <ul style="list-style-type: none"> • Maud BU003 • Peterhead BU044 (not preferred) • Peterhead BU052 (not preferred) • Peterhead BU053 (not preferred) • Peterhead BU054 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Balmedie OP3 • Newburgh FR050 (not preferred)
	<p>Garioch</p> <ul style="list-style-type: none"> • Westhill GR041 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Luthermuir KN107 (not preferred) • Stonehaven KN087 • Stonehaven KN120 (not preferred) • Stonehaven KN121 (not preferred) • Ardoe KN124 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Banchory R1 • Banchory MR031 (not preferred)

	<ul style="list-style-type: none"> • Banchory MR053 (not preferred) • Banchory MR062 (not preferred) • Kincardine O'Neil MR023 (not preferred) • Torphins MR004 (not preferred)
Landscape	Policies and Supplementary Guidance <ul style="list-style-type: none"> • PR2 Reserving important development sites • PR3 Waste facilities • C2 Renewable energy
	Banff and Buchan <ul style="list-style-type: none"> • Cairnbulg and Inverallochy BB027 (not preferred) • Inverboyndie BB026 (not preferred) • Whitehills BB029 (not preferred)
	Buchan <ul style="list-style-type: none"> • Boddam BU030 • Crimond BU058 • St Fergus BU059 (not preferred)
	Formartine <ul style="list-style-type: none"> • Balmedie OP3
	Garioch <ul style="list-style-type: none"> • Westhill GR041 (not preferred) • Westhill GR066 (not preferred) • Birchbank, Inverurie GR113 (not preferred)
	Kincardine and Mearns <ul style="list-style-type: none"> • Drumoak KN035 (not preferred) • Marywell KN028 (not preferred) • Newtonhill KN101 (not preferred) • Newtonhill KN133 (not preferred) • Portlethen KN039 (not preferred) • Portlethen KN057 (not preferred) • Portlethen KN058 (not preferred) • Portlethen KN109 (not preferred) • Stonehaven KN032 (not preferred) • Stonehaven KN076 (not preferred) • Stonehaven KN077 (not preferred) • Stonehaven KN078 (not preferred) • Stonehaven KN112 (not preferred) • Banchory-Devenick KN069 (not preferred) • Banchory-Devenick KN070 (not preferred) • Banchory-Devenick KN071 (not preferred) • Banchory-Devenick KN072 (not preferred)
	Marr <ul style="list-style-type: none"> • Banchory MR031 (not preferred) • Huntly MR001 (not preferred) • Huntly MR044 (not preferred) • Huntly MR046 (not preferred) • Torphins MR005 (not preferred) • Ballogie MR025 (not preferred) • Ballogie MR027 (not preferred)
Material Assets	Policies and Supplementary Guidance <ul style="list-style-type: none"> • H1 Housing land • H2 Affordable housing • H3 Special needs housing • PR2 Reserving important development sites
	Formartine <ul style="list-style-type: none"> • Ellon OP2 • Pitmedden and Milldale OP2

	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Kirkton of Durris KN075 (not preferred) • Portlethen KN041 • Portlethen KN042
Population & Human Health	<p>Policies and Supplementary Guidance</p> <ul style="list-style-type: none"> • PR2 Reserving important development sites
	<p>Buchan</p> <ul style="list-style-type: none"> • Peterhead BU039 (not preferred) • Peterhead BU043 (not preferred) • Peterhead BU044 (not preferred)
	<p>Garioch</p> <ul style="list-style-type: none"> • Westhill GR042 (not preferred) • Westhill GR064 (not preferred) • Westhill GR066 (not preferred) • Westhill GR122 (not preferred) • Westhill GR123 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Drumoak KN034 (not preferred) • Drumoak KN036 (not preferred) • Stonehaven KN016 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Banchory MR076 (not preferred)
Cultural Heritage	<p>Policies and Supplementary Guidance</p> <ul style="list-style-type: none"> • PR2 Reserving important development sites • C2 Renewable energy
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Memsie BB021 (not preferred) <p>Rathen BB034</p>
	<p>Buchan</p> <ul style="list-style-type: none"> • New Deer BU021 (not preferred) • New Deer BU023 (not preferred) • Longside Airfield BU041 • Ravenscraig BU004 (not preferred)
	<p>Garioch</p> <ul style="list-style-type: none"> • Inverurie GR057 (not preferred) • Inverurie GR058 (not preferred) • Inverurie GR059 (not preferred) • Inverurie GR089 (not preferred) • Inverurie GR090 (not preferred) • Inverurie GR091 (not preferred) • Kinmuck G118 (not preferred) • Kirkton of Skene GR116 (not preferred) • Oyne GR069 (not preferred) • Westhill GR041 (not preferred) • Westhill GR064 (not preferred) • Westhill GR132 (not preferred) • Garlogie GR095 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Kirkton of Maryculter KN005 (not preferred) • Kirkton of Maryculter KN006 (not preferred) • Muchalls KN059 (not preferred) • Stonehaven KN032 (not preferred) • Stonehaven KN108 (not preferred) • Ardoe KN124 (not preferred)

	Marr <ul style="list-style-type: none"> • Alford MR015 (not preferred) • Alford MR042 (not preferred)
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6.4 Cumulative Effect Assessment

Paragraph 6 (e) of Schedule 3, of the Environmental Assessment (Scotland) Act 2005 requires that we assess the likely significant effects on the environment, including secondary, cumulative and synergistic effects. We have assessed cumulative effects of the MIR taking into account the information available to us. In doing so, we have considered the evolution of the environment without the plan. We have also taken into account, environmental characteristics of areas likely to be significantly affected. In this report, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects in gauging cumulative effects. We have presented the detailed assessment in Appendix 8.6.

The findings of the cumulative assessment show that houses in the countryside will increase carbon emissions, and could impact on air quality in key towns, as most rural locations do not have access to a regular bus service. In addition, more settlements have fewer services, which increases the use of the private car. As such, there are no mitigation measures currently to reduce car dependency in these locations. However, the preferred spatial strategy and most bids are in the Strategic Growth Area, which lessens this impact.

A second cumulative impact from small-scale residential developments (i.e. 3 or less homes) is that the mix of house types is less and most of the rural bids were for large scale detached homes. This limits the housing choice for all groups, especially for those on low income.

The scale of growth within the Nigg Waste Water Treatment Works in Aberdeen is limited, and the facility may not be able to cope without being upgraded, which will affect when homes can be built. This equally applies to some water treatment works, and some secondary schools, and could have the same impact.

The loss of prim agricultural land is a significant issue, but the preferred sites on this resource is limited to where the proposed site is a logical extension to the settlement in terms of proximity from services and meeting housing need.

Sites that would result in the loss of trees has been kept to a minimum, in line with national policy. Not all bid sites could provide compensatory planting.

6.5 Habitats Regulations Appraisal

We have undertaken an HRA for the MIR. This can be viewed at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

6.6 Proposed Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations are made to prevent, reduce or compensate for the significant negative effects and enhancing the significant positive effects, of implementing the preferred options. The proposed framework is set out in Table 6.2, which lists the likely significant effects and how we would mitigate against them. We have not presented information on any environmental issues for which we have not identified significant effects. The mitigation measures will be identified as part of the assessment of the policies and bids, contained within Appendices 8.4 and 8.5. The Settlement Statements referred to in the table below will be an appendix in the ALDP and will set out the vision, land allocations, key constraints (e.g. flooding), protected land, and infrastructure shortfalls.

Bid sites and policies that are predicted to have significant negative effects after the application of mitigation effects are listed in Table 6.1 above.

The SEA Topic that is most affected by the bid site is soil, which is due to the loss of prime agricultural land. Effects on human health is primarily down to sites being within a pipeline consultation zone or on or near hazardous land. Details of the full vision, strategy and policy assessments can be viewed in Appendix 8.4 and for the bids, online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Table 6.2 Proposed Mitigation Measures

Topic	Potential Significant effects	Mitigation/Enhancement Measures (Policy, Sites and Additional Measures)	When should mitigation be considered	Who is responsible for mitigation
Air	<ul style="list-style-type: none"> • If the development of new homes and out-of-centre retail development result in the increased use of private cars, then congestion on roads could increase and air quality standards will be compromised in some areas. 	<ul style="list-style-type: none"> • Ensure that planning applications that have the potential to have a detrimental impact on air quality will be delayed until the necessary infrastructure is in place. Where additional infrastructure is not possible, the application should not be permitted unless measures to mitigate the impact of air pollutants can be agreed. This could be identified in the Settlement Statement for the allocated sites. • Developer contributions will be sought towards public transport, and roads infrastructure improvements to help mitigate the traffic impact. • Development Management encourages the integration of developments into the existing road network, active travel networks, public transport networks and green networks. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy PR3 Waste facilities on locating waste facilities at appropriate locations; and ○ Policy P2 Open Space and Access in new development on creation of open space. • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Installation of bus stop(s) ○ Provision of paths to improve linkages 	<ul style="list-style-type: none"> • When preparing the ALDP. • Through the development management process. 	<ul style="list-style-type: none"> • LDP team. • Development Management. • Environmental Health. • Environment Team.

Water	<ul style="list-style-type: none"> • Water abstraction policies/main issues related to Land Supply and Distribution, Rural Development, Allocations, Town Centres and Retail developments • Effect of water abstraction on River Dee SAC • Water pollution for potential flooding issues – pluvial and fluvial • Cumulative drainage impact in some settlements • Sewerage capacity issues and the necessity of upgrading waste water treatment works in places to cope with development. 	<ul style="list-style-type: none"> • Water abstraction level has been agreed with SEPA, SNH and Scottish Water through the SDP2. • The use of water technologies and efficiency techniques, climate change mitigation and adaptation measures should be incorporated into developments. • Avoid cumulative drainage impacts. • Avoid development in SEPA’s Drainage Hotpot Areas • The following ALDP Policies and SGs on Flooding and Drainage, SUDS, Drainage Impact Assessment, Buffer Strips, Improving the ecological status of water; Green network, Flood Plains are first line of protection against effects of the plan. • Specific sites for upstream flood prevention measures, such as retention basins will be identified in the ALDP as appropriate. • All sites substantially at risk from flooding will be removed from future ALDPs as indicated against the sites. • Development of sites likely to have significant effects on water will be reserved as flood plain or green space or as buffer strips • Sites that are allocated should be subject to EIAs and Drainage Impact Assessment before developments are granted planning permission, where appropriate. • Sites likely to have significant effects on River Dee SAC and other SACs and SPAs should be subject to Habitats Regulation Assessment. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy R1 Special rural areas and SG The Coastal Zone ○ Policy P4 Hazardous development and contaminated land ○ Policy E1 Natural heritage and supplementary guidance Local Nature Conservation Sites ○ Policy PR1 Protecting important resources ○ Policy ○ Policy C1 Using resources in buildings ○ Policy C4 Flooding ○ Policy RD1 Providing suitable services • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Water Impact Assessment & Drainage impact Assessment 	<ul style="list-style-type: none"> • As this ALDP is being finalised • Through the development management (DM) processes when conditions are imposed on application • When DM asks for EIAs and HRAs before applications are approved 	<ul style="list-style-type: none"> • LDP Team • Development Management
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		<ul style="list-style-type: none">○ Buffer strips next to water bodies		
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<p style="text-align: center;">Climatic Factors</p>	<ul style="list-style-type: none"> • New developments will have negative effects on the climate as they will increase the demand for energy, fossil fuel and travel. • In particular increased use of the motor car. • New developments close to areas at risk from flooding will exacerbate impacts of climate change. • Potential developments in flood prone areas will lead to severe flooding • The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources to heat and power buildings. • Potential development of housing and wind energy projects on peat soils. 	<ul style="list-style-type: none"> • LDP policies and SG on green networks, woodlands, biodiversity, safeguarding resources, climate change, flooding and erosion, wind energy, other renewables, carbon neutrality and water efficiency are the first line of protection for climatic factors • The future local transport strategy should encourage modal hierarchy with the motor car at the bottom. • LDP, Major project and DM teams should work collaboratively with managers to ensure that sustainable mixed communities and proposals on climate change, housing density are implemented • All sites substantially at risk from flooding should not be allocated. • Sites included in ALDPs should serve to protect areas likely to be at risk from flooding (i.e. through the use of buffer strips, open space, landraising and compensatory storage) • LDP's will make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Future local transport strategies and masterplans should have scope for enhancing positive aspects of the ALDP proposals • Allocations for development should be directed away from peat and carbon-rich soils. • Land should not be allocated for forestry activities and wind farms unless the benefits from those activities save more carbon than the peat soil displaced will release. • Allocations will be subject to: <ul style="list-style-type: none"> • Policy P1 Layout, siting and design • Policy E1 Natural heritage • Policy C1 Using resources in buildings, • Policy C2 Renewable Energy, • Policy C3 Carbon sinks and stores and • Policy C4 Flooding • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Flood risk assessment. ○ Sites to avoid flood risk areas (e.g. become open public space) 	<ul style="list-style-type: none"> • When developing masterplans, local housing strategy and ALDP policies and SG. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Building Standards. • Local Transportation Team and NESTRANS
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Soil	<ul style="list-style-type: none"> • Cumulative loss of prime agricultural land from new development. • Short term impacts on soil quality during construction of development sites, specifically greenfield developments. This will have long term irreversible impacts. • Brownfield development has the potential to have positive impacts on soil quality where there is the requirement for remediation of contaminated land. • Potential contamination from waste management, land take and sterilisation. • Significant negative impact from increased leachate on soil due to possible sterilisation and contamination. Landfill of biodegradable waste produces methane. 	<ul style="list-style-type: none"> • LDP Policy PR1 reflects SPP and restricts the types of development that is allowed on prime agricultural land. • LDP Policy PR3 Waste Facilities will reduce waste to landfill; it identifies sites such as existing waste management sites for new waste facilities (recycling, composting and thermal treatment). • Policy C3 Carbon sinks and stores directs development away from carbon-rich and peat soils and requires assessment on net release on CO₂ from soil disturbance. • Where land contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. • LDP will identify sites for new waste management facilities identified as necessary by the Council. Policies on construction waste will also be applied. This will help to reduce waste sent to landfill. • Development Management to ensure that applications for development of this site are carefully managed in consultation with SEPA. • Allocations will be subject to: <ul style="list-style-type: none"> • Policy E1 Natural heritage • Policy P4 Hazardous and potentially polluting developments and contaminated land • Policy PR3 Waste Facilities • Policy C3 Carbon sinks and stores 	<ul style="list-style-type: none"> • When ALDP and SG are being developed • When DM considers planning applications including the use of planning conditions and EIAs. 	<ul style="list-style-type: none"> • LDP Team. • Development Management • Developers • Environmental Health.
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Biodiversity	<ul style="list-style-type: none"> • Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. • Policies are included in the ALDP that have the potential to enhance natural heritage within new development areas through habitat creation 	<ul style="list-style-type: none"> • LDP Policies on Natural Environment and Open Space provide protection to biodiversity and developments that may have significant impacts on biodiversity are required to strictly comply with these policies. • Developments should provide links, connections and pathways into external green networks where possible. This will be mentioned in the Settlement Statement for the specific allocation, if relevant. • Masterplanning of new developments should ensure habitat links are maintained and enhanced. • Sustain and improve Green Networks through allocations and settlement audits. • Policy E1 Natural heritage refers to Green Networks and the need to protect and conserve habitats which contribute to them. • Natural environment and open space policies will also be used as means of protecting Green Networks • Watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. • Sites likely to have significant effects on biodiversity should not be allocated • Identify the area at risk of flooding as Green Network designation in the plan, to be protected against development. • EIAs, Masterplanning Ecological Assessments, Bat surveys and HRAs should be used to manage significant environmental risks on biodiversity • Nature Conservation strategies and open space strategies flowing from this ALDP should contain enhancement strategies that enable people to experience and enjoy the natural environment without damaging it. 	<ul style="list-style-type: none"> • When producing ALDP policy and Supplementary Guidance, and review of planning advice. • Effective use of the DM process through conditions, EIAs, Masterplanning and HRA 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environment Teams • External agencies.
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		<ul style="list-style-type: none"> • Apply policy requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of Natura 2000 sites have been minimised. • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> • Policy R1 Special rural areas and supplementary guidance The Coastal Zone • Policy P1 Layout, Siting and Design • Policy P2 Open space and access in new development • Policy E1 Natural heritage and supplementary guidance Local Nature Conservation Sites • Policy E2 Landscape and supplementary guidance Special Landscape Areas • Policy PR1 Protecting important resources (water, agricultural land, public open space and trees and woodland) • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Buffer strips next to trees 		
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Landscape	<ul style="list-style-type: none"> • Significant impact of development on landscape features and setting of towns. • Local positive effects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed. 	<ul style="list-style-type: none"> • Any sites that occupy an especially visible and prominent location within the context and setting of Aberdeenshire should not be allocated and identified as alternatives. • Landscape impact will be mitigated through screening, which could be identified in the ALDP as protected land, or sensitive siting of buildings within the site where appropriate. Impact on landscape features will be minimised wherever possible through planning and design of the development. The Settlement Statement for any specific allocations will identify such measures, as appropriate. • In view of the potential likely significant negative impacts arising from the implementation of the ALDP, an EIA will be submitted before developments commence where required. Landscape and visual assessments can be requested. • Consistency of approach on Special Landscape Areas across Aberdeenshire. • Allocations will be subject to: <ul style="list-style-type: none"> • Supplementary guidance Energetica • Policy R3 Minerals and hill tracks • Policy P1 Layout, siting and design • Policy P2 Open space and access in new development • Policy E1 Natural heritage, • Policy E2 Landscape and • Supplementary guidance 9 Special Landscape Areas. 	<ul style="list-style-type: none"> • When producing ALDP policy and Supplementary Guidance. • Through the DM and EIA process. • Liaison with Conservation Officer. • Landscape assessments and master planning of sites 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environment Teams.
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<p style="text-align: center;">Material Assets</p>	<ul style="list-style-type: none"> • Significant pressure on waste water infrastructure in some settlements • Potential flooding in some settlements will devalue some assets • Significant contributions new assets make in wealth creation. • The level of development will provide a range of house types and sizes including affordable housing. There will be a wider range of housing and employment sites resulting from this option. • Enhancement and improved access to the environment. 	<ul style="list-style-type: none"> • To enhance the positive effects of the ALDP, more emphasis should be placed on ensuring quality of developments through ALDP policies, SGs and masterplans. • Shortfalls in infrastructure will be identified in the Settlement Statements. • Use masterplanning processes to ensure enhancement measure will not be counterproductive • Avoid development in areas likely to flood. • Refuse applications where significant waste water treatment capacity and other infrastructure issues exist that cannot be overcome by the scale of the proposal. • Delay approval of applications until the necessary supporting infrastructure is available • Allocations will be subject to: <ul style="list-style-type: none"> • Policy S3 Waste facilities • Policy RD1 Providing suitable services, RD2 Developer obligations and supplementary guidance Developer Obligations: Methods for Calculation • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Installation of necessary infrastructure. 	<ul style="list-style-type: none"> • When the ALDP policies, settlement statements and SGs are being developed • Through masterplanning of site to incorporate assets in new developments. 	<ul style="list-style-type: none"> • LDP Team. • Development Management
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<p style="text-align: center;">Population</p>	<ul style="list-style-type: none"> • Positive contribution to the size, types of tenures proposed to meet the need of most people. The plan is likely to have long term positive impacts on population. • The scale of development will provide housing that supports the population and will have positive effects on population and material assets. • However, smaller developments, especially in rural areas will deliver fewer house types. • Housing development is likely to have long-term positive effects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. In addition, as new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. 	<ul style="list-style-type: none"> • To enhance the positive effects of the SDP and ALDP, teams should ensure there is adequate supply of housing and employment land at all times so that the needs of the projected population of Aberdeenshire would be met. • An appropriate mix, type and density of housing in line with the local housing strategy should be promoted in new developments. • Not allocate land for less than 4 homes to increase house types. • Allocations will be subject to: <ul style="list-style-type: none"> • Policy H1 Housing Land, • Policy H2 Affordable Housing, • Policy H3 Special Needs Housing, • Policy H4 Residential Caravans, • Policy H5 Gypsy / Travellers and • Policy P1 Layout, siting and design • Supplementary Guidance1: Affordable Housing. • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ The number of affordable homes. 	<ul style="list-style-type: none"> • Local Development Plans to include policies relating to mix and type of housing. • Use master planning of sites to achieve an appropriate mix of house types and tenures. 	<ul style="list-style-type: none"> • LDP Team. • Development management • Housing
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Human Health</p>	<ul style="list-style-type: none"> • Development may impact negatively on air quality, which may affect human health (e.g. from the private car and energy consumption). • Developing near pipelines puts lives at risk. • Significant positive effects new, more energy efficiency developments on health and wellbeing. • There will be positive impacts due to the provision of green networks and cycle paths. 	<ul style="list-style-type: none"> • Sites will be allocated to the most sustainable locations (e.g. along the Strategic Growth Areas). • Developer contributions will be sought towards public transport, and roads infrastructure improvements to help mitigate the traffic impact. • Development Management encourages the integration of developments into the existing road network, active travel networks, public transport networks and green networks. • To enhance the positive effects of the ALDP, DM teams should ensure houses being development conforms to the highest efficiency standards to improve affordable warmth and to minimise health issues. • Ensure sufficient public open space is provided in new developments. • Avoid development on core paths and near hazardous sites. • Delay development around known traffic hotspots until the additional infrastructure is put into place to minimise traffic impact. • Allocations will be subject to: <ul style="list-style-type: none"> • Policy P2 Open space and access to new development • Policy P4 Hazardous development and contaminated Land • Policy P5 Community facilities • Policy C1 Using resources in buildings • Policy C2 Renewable energy 	<ul style="list-style-type: none"> • When ALDP and SG are being developed • Development management and masterplanning process 	<ul style="list-style-type: none"> • LDP Team. • Development management. • Developers.
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<p style="text-align: center;">Cultural Heritage</p>	<ul style="list-style-type: none"> • Developments may adversely affect: the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes. 	<ul style="list-style-type: none"> • Avoid development on sites that could significantly harm historic assets either directly or indirectly. • In view of the potential significant negative impacts during implementation, EIA will be submitted before development commences where appropriate. • Design policies to ensure that new developments protect and enhance the historic environment. • Masterplanning to ensure that where there is a potential impact on cultural heritage this is minimised and where possible value is enhanced. • DM to seek advice from Historic Environment Scotland on the best means of mitigating allocations, where relevant. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy P1 Layout, siting and design ○ Policy H1 Protection of historic buildings, sites and monuments ○ Policy H2 Protection of historic and cultural areas ○ Policy H3 Helping to reuse listed buildings at risk. • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Highlight important sites or areas to avoid / provide mitigation measures for. 	<ul style="list-style-type: none"> • When ALDP and SG are being developed • Development management, EIA and masterplanning process 	<ul style="list-style-type: none"> • LDP Team. • Development management. • Developers.
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6.7 Monitoring

The Responsible Authority is required to monitor the significant environmental effects when the plan is implemented. In doing so any potential adverse effects will be identified at an early stage and appropriate remedial action undertaken. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 6.3 below.

Table 6.3 Monitoring Plan

Effects	What sort of information is required? (Indicators)	What is the Source of info.?	Are there gaps in the existing info and how can we resolve it?	When should we consider remedial action?	Who is in charge of monitoring?	How should the results be presented?	What remedial actions could be taken?
Air quality	Nitrogen dioxide emissions Air quality (PM10)	Aberdeenshire Council <i>Local Air Quality Management: Progress Reports.</i> LDP Monitoring of Objective 2 on integrated land use and transportation.		When new Air Quality Management Areas are declared. Planning Applications Review of ALDP	Environmental Health Teams	As part of the Air Quality Action Plan or as and when is necessary.	Review the development allocations.
Water quality	Improvement to water quality and maintain the ecological status of fresh water bodies in rivers and the coastline. Increase in the number and duration of bathing water areas passing	SEPA (bathing and river water quality and abstraction rates of the River Dee) River Basin Management Plan (SEPA)		When the water quality of particular water bodies has not improved or suddenly deteriorates.	SEPA	Annually	Review the Action Programme of the local development plan. Review development allocations

	Bathing water quality EC Guideline Standards.						
Water quantity	The extent to which water abstraction can support projected housing numbers Compliance with abstraction licenses consented by SEPA	SEPA (bathing and river water quality and abstraction rates of the River Dee) River Basin Management Plan (SEPA)	More information is needed on the long-term effects of climate change on the flow rates of the River Dee SAC	When drought condition suggest that water abstraction cannot cope with development	SEPA and Scottish Water	Annually	Review development allocations

Climatic factors	<p>Increase in carbon footprint</p> <p>Modal shifts – vehicle counts and cycle counts</p> <p>Increase in car use and energy consumption in new developments</p> <p>GHG emissions Increased levels of electric/hydrogen vehicle ownership</p>	<p>Aberdeenshire’s Annual Climate Change Duties Report https://sustainablescotlandnetwork.org/reports/aberdeenshire-council</p> <p>Emissions data from Department for Environment Food and Rural Affairs (DEFRA) – this is regional information</p>		<p>When planning applications are being approved contrary to Policies.</p> <p>When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing. When significant negative effects are noted in Environmental Assessments or other assessments and studies.</p> <p>When Emissions report identify trends of concern</p> <p>When car dependence is increasing.</p>	<p>Economic Development and Protective Services team of Aberdeenshire Council</p> <p>P&BS of Aberdeenshire Council (Planning Policy)</p> <p>Local Transport Strategy team</p>	Annually	Review of ALDP and if mixed use developments are achieving desired outcomes
	<p>Reduction in the number of properties at risk from flooding (pluvial, fluvial or tidal).</p>	<p>Flood Prevention and Land Drainage (Scotland) Act 1997 Biennial Reports Shoreline Management Plan (once produced)</p>	<p>More information is needed on the long-term effects of climate change on the flow rates of the River Dee SAC</p>	<p>When data indicates that there has been an increase in flood incidents action should be taken.</p> <p>When significant negative effects are noted in Environmental Assessments or other assessments and studies</p>	<p>T&I of Aberdeenshire Council</p>	Biennially	Review local development plans policies and allocations
Soil Carbon-rich soils	<p>The extent to which wind farms and other renewable energy projects</p>	<p>JHI, SEPA and SNH</p> <p>JHI data maps</p>	<p>Yes -soil mapping data. Lack of monitoring of soil impacts/</p>	<p>When developments are approved that impact carbon rich soils and high-quality agricultural land.</p>	<p>SNH</p> <p>P&BS of Aberdeenshire Council (Sustainability,</p>	Annually	Review development allocations.

	are likely to disturb carbon rich soils and peat Development on carbon-rich soils	Proposed Land Use Strategy Pilot	losses. Resolution: undertake regular monitoring	When significant negative effects are noted in Environmental Assessments	Information and Research)		Prepare or revise policy or supplementary guidance.
Effects	What sort of information is required? (Indicators)	What is the Source of info.?	Are there gaps in the existing info and how can we resolve it?	When should we consider remedial action?	Who is in charge of monitoring?	How should the results be presented?	What remedial actions could be taken?
Soil	Remediation of contaminated land	Aberdeenshire Council <i>Contaminated Land Strategy, Public Register of Contaminated Land</i> and GGP overlay: <i>Potentially contaminated sites Carbon-rich soils, deep peat and priority peatland habitats map consultation</i> " See http://www.snh.gov.uk/docs/A1495150.pdf		If the number of contaminated sites/ land has not reduced annually.	P&BS of Aberdeenshire Council (Sustainability, Information and Research)	Annually	Review the Action Programmes of the local development plans. Review local development plans policies and/or prepare SG.
	Reduction in the area of Prime agricultural land developed	Planning applications		When the plan is reviewed or when it is identified that planning permission is being granted for development not in accordance with policy.	P&BS of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy)	Annually	Review local development plans policies, allocations and/or prepare SG.

	Meeting Landfill Allowance Targets.	SEPA (quarterly Landfill Allowance Scheme)		If the level of Biodegradable Municipal Waste sent to landfill sites does not decline in accordance with the EC Landfill Directive.	SEPA	Annually	Review the Action Programme of the local development plan. Review ALDP policies & SG (on waste management facilities).
Biodiversity	The number of notified or qualitative interests (e.g. protected habitats and species) adversely affected by new development. Habitat fragmentation Protected Habitats including non-designated habitats such as annex 1 habitats, ancient, long established and	Aberdeenshire Council's annual monitoring statement (LDP Policy E1) Regional Habitat Statements (due Sept 2018)	Yes - currently no regional LBAP; incomplete data on trends/ changes in habitats and species, and mapping of priority habitats. Resolution – allocate resources to NESBReC/ NELBP to produce state of environment report.	When proposals are supported as departures from local development plan policies.	P&BS of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy) and (Environment teams) SNH NESBReC	Annually	Review local development plans policies and greenspace network Review of land Allocations Start to gather baseline information

	semi-natural woodland and BAP priority habitats						
Landscape	<p>Impact of development on visually prominent areas.</p> <p>Development adversely affecting the landscape and townscape setting.</p>	<p>Aberdeenshire Council's annual monitoring statement (LDP Policy E1)</p> <p>Aberdeen Landscape Capacity Study</p> <p>Public complaints</p> <p>Landscape character assessment and other landscape studies</p>	<p>Yes – these studies are infrequent and quickly out of date. There is no established monitoring programme.</p> <p>Solution: expertise - there are insufficient specialist skills in the local authorities to interpret data/ assessments of proposals.</p>	<p>When proposals are supported as departures from local development plan policies.</p> <p>When landscape appraisal indicates a negative impact on landscape and townscape setting.</p> <p>When there is a large amount of opposition to development.</p> <p>When significant negative effects are noted in Environmental Assessments or other assessments and studies</p>	<p>P&BS of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy – Environment Teams / ALDP team / Development Management)</p> <p>SNH</p>	Annually	Review local development plans policies and land allocations and/or prepare SG
Effects	What sort of information is required? (Indicators)	What is the Source of info.?	Are there gaps in the existing info and how can we resolve it?	When should we consider remedial action?	Who is in charge of monitoring?	How should the results be presented?	What remedial actions could be taken?
Material assets	Increase in the number of waste management facilities built that address the	Local Development Plan monitoring of Objective 4 on sustainable communities (SEPA, quarterly Landfill		When requirement set out in the North East Area Waste plan are not being delivered in lower tier plans.	SEPA P&BS of Aberdeenshire Council	Annually	Review the Action Programme of the ALDP.

	need identified in the Area Waste Plan.	Allowance Scheme Data).			(Planning Policy)		Review the ALDP policies, land allocations and/or SG for waste management facilities.
	Increase and enhancement in the number of wastewater treatment works and water works built.	Scottish Water SEPA		When land allocations are constrained.	P&BS of Aberdeenshire Council (Planning Policy)	Annually	Review the Action Programme of the ALDP Review the settlement strategy and/or core objectives. Review the ALDP policies and/or land allocations.
	Decrease in waiting list figures for affordable housing.	Council housing waiting lists		When the waiting list figures for affordable housing remain static or increases.	Housing and Social Work of Aberdeenshire Council	Annually	Review the settlement strategy and/or allocations. Review the ALDP policies.
	Increase in redevelopment of brownfield sites.	Employment and Housing Land Audits Scottish Annual Vacant & Derelict Land Survey		When the amount of brownfield land remains static or increases.	P&BS of Aberdeenshire Council (Sustainability,	Annually	Review the Action Programme of the ALDP

					Information and Research)		Review the plan's policies and/or land allocations.
	Energy efficiency of new homes	Energy Efficiency Standards for Social Housing EESSH https://www.scottishhousingregulator.gov.uk/energy-efficiency-standard-social-housing-eessh	Building Standards may have more information on the levels of efficiency (bronze, silver etc).	When proposals are supported as departures from ALDP policies on sustainable development (LDP Policy C1).	Stock Improvement and Maintenance Team under Housing	Annually	Review the core objectives. Review the ALDP policies.
Effects	What sort of information is required? (Indicators)	What is the Source of info.?	Are there gaps in the existing info and how can we resolve it?	When should we consider remedial action?	Who is in charge of monitoring?	How should the results be presented?	What remedial actions could be taken?
Population	Volume and mix of housing completions from new allocations	Housing Land Audit (densities and completions) Local Development Plan monitoring of Policy 5 (Housing) and Policy P1 (Layout, siting and design)	Planning Information and Delivery do not hold comprehensive data on house type or density.	When the development plan is reviewed. When proposals are supported as departures from ALDP policies on design (LDP Policy P1).	P&BS of Aberdeenshire Council (Planning Information and Delivery)	Annually	Review the local development plan policies, land allocations and SG.
Human health	Number of people suffering from air borne diseases as a result of NO2 and PM10, e.g. asthma.	NHS Grampian Aberdeenshire Council Green Network GIS overlay		When there is a substantial increase or high incidence of people suffering from air borne diseases. When there is a significant loss, fragmentation of other damage to open	P&BS of Aberdeenshire Council (Planning Policy Team) NHS	Biennially	For air quality actions as per effects on Air Review policies and allocations in ALDP's and

	Amount of accessible, quality green spaces and green networks.			spaces, sports areas and green networks. When significant negative effects are noted in Environmental Assessments or other assessments and studies			land allocations
Cultural heritage	Impact on Archaeological remains Reduced numbers of historic buildings registered as 'at risk'.	Scottish Civic Trust Buildings at risk register for Scotland (website) Archaeology – number of excavations and remains found on sites Local Development Plan Monitoring Policies HE1 and HE2		When proposals are supported as departures from local development plan policy on the historic environment. When there is an increase in Archaeological remains being discovered. When the number of buildings on the 'at risk' register remains static or increases When significant negative effects are noted in Environmental Assessments or other assessments and studies.	Scottish Civic Trust P&BS of Aberdeenshire Council (Sustainability, Information and Research / ALDP Team) Archaeology Developers	Annually	Review the local development plan policies and land allocations and/or prepare SG

7 Next Steps

7.1 Proposed Consultation Timescale

Aberdeenshire Council will ensure an early and effective consultation on the strategy and the accompanying environmental report. In this connection, the minimum consultation period Aberdeenshire Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is twelve (12) weeks.

7.2 Anticipated Milestones

Table 7.1 shows the remaining steps needed for the SEA of the strategy and how these steps would be carried out and described in the final environmental report.

Table 7.1 Proposed consultation timescale and methods

Expected time frame	Milestone	Comments
35 days	Consulting on the Scoping Report	Complete
1 week	Collating views on the Consultation and take the appropriate action on the Scoping report and the plan as the result of the consultations	Complete
4 weeks	Finalise the environmental report	Complete
12 weeks	Consulting on the Environmental Report and the Main Issues Report	Approved by Infrastructure Services Committee. Circulate to appropriate stakeholders.
1 week	Collating views on the Consultation	Post consultation
3 weeks	Take the appropriate action on the environmental report and the strategy as the result of the consultations	Post consultation
6 weeks	Consulting on the Environmental Report and the Proposed ALDP	Post consultation
2 weeks	Finalise the environmental report	Post consultation
2 weeks	Take post-adoption measures	Post consultation

8 Appendices

Appendix 8.1 Analysis of Consultations

Table 8.1.1 below shows the opinions of consultation authorities on the Scoping Report and how their comments will be taken into account in the next report.

Table 8.1.1 Analysis of Consultations at Scoping Stage

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Scope of assessment and level of detail	Would welcome the opportunity to discuss the timing and integration of the site assessment and ways to streamline this.	The Site Assessment of the bids was started in advance of the Scoping Report due to time constraints and other than possible peat data, there are no other environmental issues missing.	Appendix 7.3
Scottish Natural Heritage	Scope of assessment and level of detail / Framework for assessment environment effects	Notes the initial assessment of bids is being carried out prior to the SEA assessment, which should be integrated into the plan preparation.	The bid assessment informed the SEA assessment. Timing constraints meant we had to start the SEA process prior to receiving comments on the Scoping Report.	
Historic Environment Scotland		Would expect the review of the Scoping Report to occur before the consultation on the individual (bid) sites.		
Scottish Natural Heritage	Scope of assessment and level of detail	There is duplication of bid assessment and SEA assessment framework,	We retained our preferred model as it allows us to identify constraints that go be a serious obstacle to development, and it was been used for the current ALDP. The bid assessment informed the SEA assessment	Appendix 7.3

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Scope of assessment and level of detail	Recommends conveying the key findings of the SEA in the Main Issues Report for each site and policy.	Partially agree. The Main Issues Report refers to the SEA in the introduction, and the key findings of the bid site assessments will be expressed in the Main Issues Report. However, in relation to the policies it is preferred that the MIR focuses on why the policy is a main issue or not and what needs to be changed.	
Scottish Natural Heritage	Scope of assessment and level of detail	Ensure requirements of the Strategic Development Plan ER identified for ALDPs are addressed – e.g. mitigation measures for ALDPs.	We will review the SDP ER and reflect what it says in the ER, if appropriate.	
Scottish Natural Heritage, Scottish Environment Protection Agency & Historic Environment Scotland	Consultation period for the Environmental Report	Content with 12-week consultation period for the Interim ER.	Noted	
Scottish Natural Heritage	Consultation period for the Environmental Report	Expect the interim ER will be submitted at the MIR stage and that the interim ER stages are made more explicit in the table	The Interim ER will be published at the same time as the MIR and the table will be amended to include the MIR stage.	Table 6.1
Historic Environment Scotland	Consultation period for the Environmental Report	The consultation commences on receipt of the relevant documents by the SEA Gateway	The consultation period will commence at the same time as the MIR is published. The ER will be sent to the SEA Gateway at the same time.	

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Relationship with other Plans, Programme or Strategies	Add "identification and promotion of habitat networks" and "sustainable transport: identification and facilitation of alternatives to vehicular use, including active travel such as cycling and walking routes"	Agree.	Section 4.1
Scottish Environment Protection Agency	Relationship with other Plans, Programme or Strategies	Some of the documents listed have themselves been subject to SEA and it may be useful to prepare a summary of their key findings that are relevant to the ALDP 2021.	The Proposed SDP ER will be reviewed, but there is uncertainty about other documents as we were not consulted on them.	Section 4
Scottish Natural Heritage	Environment problems	Under biodiversity, flora and fauna, add "introduction of invasive non-native species of animals or plants as a result of new development."	Agree	Table 4.3
Scottish Natural Heritage	Environment problems	Under Human health, add "the ALDP's role in identifying green networks and active travel routes"	While the ALDP identifies green networks, it does not identify active travel routes.	Table 4.3
Scottish Natural Heritage	Environment problems	If applicable, identify any significant baseline changes since the first ALDP SEA.	The first ALDP SEA was produced in 2010 and an initial comparison can be made to identify any significant changes. However, with the slow rate of development since the adoption of the ALDP 2012, there may be little to report.	Table 4.3 and Appendix 7.2 "This was also an issue in the ALDP 2012 and this has been carried forward".
Scottish Environment Protection Agency	Environmental problems	The environmental problems described generally highlight the main issues of relevance of the SEA topic within SEPA's remit.	Noted.	
Scottish Environment Protection Agency	Environmental Baseline data	SEPA holds significant amounts of environmental data that may be of interest.	Noted, and will be considered in relation to water quality, soil and flood risk.	Appendix 7.2
Scottish Natural Heritage	Environmental Baseline data	Amend overall status of the river Dee SAC – "Otter – Favourable <i>Declining</i> ."	Agree	Appendix 7.2.3 (Water)

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Environmental Baseline data	Suggest using the “carbon rich soil, deep peat and priority peatland habitats 2016” dataset is used.	If this dataset has not been used, we will add it and refer to it in the second review of the bids.	Appendix 7.2.4 (Soil)
Scottish Natural Heritage	Environmental Baseline data	Recommend the inclusion of the baseline information on green networks and segregated cycle ways as an active travel indicator (e.g. number of current km)	We can identify the area of the current green network and length of core paths. However, data on segregated cycle ways does not exist.	Appendix 7.2.6 (Human health)
Historic Environment Scotland	Environmental Baseline data	The number of heritage assets is not the most helpful indicator for observing trends or relates to the improving / worsening of assets. A more meaningful trend is recommended.	<p>We have identified two annual indicators in relation to listed buildings and conservation areas – Number of Repair Notices served and how the council has dealt with them, and the number of conservation areas reviewed and established.</p> <p>Our colleagues in the Archaeology Service could review the applications received (e.g. demolitions would be bad, re-use of buildings good, excavations of archaeological deposits may be good if they were going to be ploughed out etc anyway or they could be bad if the development was the only threat to them). These performance</p>	Appendix 7.2.8 (Cultural heritage)

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
			indicators would take time to collect, and may be ready for the Environmental Report for the Proposed ALDP, not the MIR.	
Historic Environment Scotland	Environmental Baseline data	In Appendix 7.2.8, why is there is no consistency between the 'issues/ constrains' identified under listed buildings (which is positive) and other cultural assets (negative only)	There is greater opportunity to enhance a listed building, but this column will be reviewed.	Appendix 7.2.8 (Cultural heritage)
Scottish Natural Heritage	Environmental Baseline data	Welcome the intent to assess the application of the ALDP 2017 policies in planning applications from the Monitoring Statement 2018.	This date will be included if it is available by the time the ER is published.	
Scottish Environment Protection Agency	Introduction / Framework for assessing environmental effects	Section 1 states Section 5 will look at SEA objectives, but there is no reference to them.	This has been included in error and should have said 'Habitats Regulations Assessment'.	Section 1
Scottish Environment Protection Agency	Framework for assessing environmental effects	Recommend the use of SEA objectives as they allow a systematic, rigorous and consistent framework.	Our preferred approach is to use the questions listed under each SEA topic	Appendix 7.3
Scottish Environment Protection Agency	Framework for assessing environmental effects	The results of the assessment should be clearly justified.	The summary tables (5.2 to 5.4) will provide a brief explanation of the reason behind the effects.	Section 5
Scottish Environment Protection Agency	Framework for assessing environmental effects	It would be helpful to set out assumption made and any limitations or difficulties.	Agree.	Section 5
Scottish Environment Protection Agency	Framework for assessing environmental effects	It would be helpful if the assessment matrix directly links the assessment result with proposed mitigation measures, as suggested by SEPA.	Agree. In relation to the assessment of the sites, the full assessment will include scores pre and post mitigation effects, and	Appendix 7.3

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
			mitigation effects. The summary tables in the Environmental Report will only include the post mitigation score and key mitigation measures (e.g. flood risk assessments).	
Scottish Environment Protection Agency	Framework for assessing environmental effects	Suggests the assessment is made against a range of related questions, rather than directly against SEA topics.	The preferred assessment framework in Appendix 7.3 already lists 1-3 questions under each SEA topic.	Appendix 7.3
Scottish Natural Heritage	Framework for assessing environmental effects	Sites with planning consent should be included in the baseline and taken into account in assessing cumulative effects.	All sites that will be carried forward from the ALDP 2017 will be assessed. The policies referred to in the baseline data will include all planning applications.	Table 5.5
Scottish Natural Heritage	Framework for assessing environmental effects	Sites carried forward from the ALDP 2017 should be included in the assessment.	Partially agree. They will be included in the summary tables with a revised score to reflect changes to the assessment criteria. The detailed assessment of the ALDP 2017 sites can be viewed in the ALDP 2017 SEA.	Table 5.4
Scottish Natural Heritage	Framework for assessing environmental effects	Clarify where the threshold of 15 homes came from in relation to private water drainage.	This was carried forward from the last SEA for consistency.	Appendix 7.3, Table 5 (water)
Scottish Natural Heritage	Framework for assessing environmental effects	Insert a question under "soil" as to whether the proposal is on greenfield or brownfield.	Agreed.	Appendix 7.3, Table 5 (Soil), page 114

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Framework for assessing environmental effects	Recommends consideration of loss of cycle ways as well as core paths, as part of active travel provision.	Agree. Data on core paths will also be included in the baseline.	Appendix 7.3, Table 5 (Human health), page 119
Scottish Natural Heritage	Framework for assessing environmental effects	Recommends that positive effects could be the creation of new cycle routes and/or link with existing provision.	Agree, but this may not be known at this stage and would also depend on the scale of the bid.	Appendix 7.3, Table 5 (Human health), page 119
Historic Environment Scotland	Framework for assessing environmental effects	The framework for assessing bids in Appendix 7.3 (Table 5) is not the same as the framework for assessing polices in Appendix 7.4 (e.g. impact on the setting of historic environment assets is incorrectly excluded from Appendix 7.4 as a 'significant negative effect').	There will be differences between the two frameworks but accept that any impact on the setting of a historic environment asset would be significant.	Appendix 7.3, Table 5 and Appendix 7.4.
Historic Environment Scotland	Framework for assessing environmental effects	Significant positive effects on the historic environment is not recognised in Table 5 of Appendix 7.3, but is identified in Appendix 7.4, where the redevelopment of buildings on the Buildings at Risk Register is correctly mentioned.	Agree. The framework will be revised and considered as part of the secondary review of the bids.	Appendix 7.3, Table 5
Historic Environment Scotland	Framework for assessing environmental effects	Reconsider significant negative effects (--), as it is not just because of the loss of a building, but if a proposal affects the key characteristics of a cultural heritage designation or the integrity of its setting.		
Historic Environment Scotland	Framework for assessing environmental effects	Unclear if the above discrepancies have had an impact on the actual assessment of the bid sites.	The impact bids may have on the historic environment have been considered, so there is unlikely to be any changes. However, all sites will be appraised again by a core team to check for consistencies as multiple officers reviewed the bids in each administrative area.	Appendix 7.3, Tables 5 and 6

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Framework for assessing environmental effects	Requests that full assessments of the sites and policies are accessible through the SEA ER to provide an audit trail for the assessment summaries.	These detailed assessments will not form part of the ER as each assessment is one page long, and there are 605 bids and 32 policies. However, they will be available online.	
Scottish Natural Heritage	Proposed mitigation measures	Clarify the relationship between Table 5.6 and the mitigation measures populated in the "comments/mitigation. Columns in Table 5.2 to 5.4.	Table 5.6 sets out examples of mitigation measures. In the ER, Table 5.6 will set out the key mitigation measures identified as part of the SEA assessment. The SDP's ER will also be considered.	Section 5, Table 5.6 (mitigation)
Scottish Environment Protection Agency	Proposed mitigation measures	Welcomes table 5.6. The inclusion of a summary table will help track progress on mitigation through the monitoring process.	Noted. This will be updated to show the most relevant mitigation measures.	Section 5, Table 5.6 (mitigation)
Scottish Environment Protection Agency	Proposed mitigation measures	Show the link between potential effects and proposed mitigation/ enhancement measures in the assessment framework.	This will be outlined in the summary and full bid site assessment. No change required.	Section 5 and Appendix 7.3
Scottish Natural Heritage	Proposed mitigation measures	Recommend setting out pre and post mitigation measures and a new column for residual effects post-mitigation in Table 5.4 or Table 6 in Appendix 7.3.	Agree. A new post-mitigation column will be added to the main SEA bids site assessment, as shown in table 6 in Appendix 7.3. Table 5.4 will not have this but it will highlight the mitigations measures required to improve the score.	Section 5, Table 5.4 and Appendix 7.3, table 6

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Environment Protection Agency	Proposed mitigation measures	The ER should be very clear about the mitigation measures that are proposed as a result on the assessment. They should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).	Table 6 in Appendix 7.3 will set out examples of mitigation measures for each SEA topic, and sub-title will be changed to 'Comments and mitigation measures'.	Appendix 7.3, Table 6
Scottish Environment Protection Agency	Proposed mitigation measures	The ER should identify any changes made to the draft ALDP because of the SEA.	Agree. Mitigation measures will be identified in the full assessments and highlighted in the summary tables.	Sections 5.2 and 5.6 and Appendix 7.3.
Scottish Environment Protection Agency	Proposed mitigation measures	Encourage the use of the assessment to improve the environmental performance by supporting proposals for enhancement of positive effects as well as mitigation of negative effects.	Positive effects are identified in the assessment. No change required.	Appendix 7.3, Table 6
Scottish Natural Heritage	Monitoring	Where possible, support continuation of monitoring from the adopted plan's SEA for this SEA for consistency.	The Adoption Statement for the ALDP 2017 will be reviewed as part of the baseline and issues.	Environmental problems and baseline

Appendix 8.2: Other Relevant Plans and Environmental Protection Objectives

We have explained the relevance of other relevant plans, programmes, strategies and environmental objectives in Table 8.2.1 below.

Table 8.2.1 Other Relevant Plans and Environmental Protection Objectives

Name of PPS / Environmental protection objective	Main PPS requirements	Relationship with PPS
INTERNATIONAL		
<p>Nature Conservation</p> <ul style="list-style-type: none"> • The Habitats Directive 92/43/EEC • The Birds Directive 2009/147/EC • Convention on Wetlands of International Importance 1971 (Ramsar) • Nature Conservation - the Ramsar Convention • EU Biodiversity Strategy 2020 	<p>Protection of habitats and species. Protection of wild birds and their habitats. Promotes the conservation and sustainable use of biological diversity. Protection of Wetland birds</p>	<p>The ALDP should protect identified habitats, species and wetland birds. The ALDP should not hinder protection, management and control of species and should support the conservation and sustainable use of biological diversity.</p>
<p>Water</p> <ul style="list-style-type: none"> • Water Framework Directive 2000/60/EC • Nitrate Directive 91/43/EC 	<p>Protect and improve the water environment Ensure that water quality and good ecological status of the Water Framework Directive are maintained Safeguards the sustainable use of water systems; Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.</p>	<p>The strategy should consider sustainable use of water, support aims to maintain and achieve Good Ecological Status, mitigate the effects of floods and droughts and support river basin management planning.</p>
<p>Waste</p> <ul style="list-style-type: none"> • The landfill Directive 99/31/EC • The Waste Framework Directive 2008/98/EC • Taking sustainable use of resources forward : A thematic Strategy on 	<p>The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland.</p>	<p>The strategy should see waste as a resource for economic development and follow the path of zero waste strategy</p>

the prevention and Recycling of Waste (2005)	Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.	
Landscape <ul style="list-style-type: none"> The European Landscape Convention 2000 	Promotes the protection, management and planning of all landscapes, including natural, managed, urban and peri-urban areas, and special, every day and also degraded landscapes.	LDP should consider all landscapes.
Climate Change <ul style="list-style-type: none"> The UN Convention on Climate Change The Second European Climate Change Programme 	Promotes reductions in greenhouse gas emissions and mitigation & adaption to climate change.	The strategy should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. In particular, encourage sustainable development and land use.
NATIONAL		
Overarching Planning Policy <ul style="list-style-type: none"> The Planning (Scotland) Act 2006. Town and Country Planning (Scotland) Act 1997, as amended National Planning Framework for Scotland 3 (NPF3) The Scottish Planning Policy 2014 	<p>Promotes inclusive and efficient planning system to improve community involvement, support the economy, and help it to grow in a sustainable way.</p> <p>Aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth.</p>	<p>The strategy should encourage the development of sustainable communities and be developed in a much more inclusive and efficient way, which includes greater community involvement and supports the economy.</p> <p>The strategy should promote the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & ensure land required to meet the city region's needs is delivered.</p>
Air & Climate Change <ul style="list-style-type: none"> Scottish Climate Change Delivery Plan (2009) Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) 2020 Routemap for Renewable Energy in Scotland 	<p>Sets out high level measures required to meet Scotland's statutory climate change targets, to 2020 and in the long term.</p> <p>Provides a clear, long-term vision for improving air quality in the UK in line with the Environment Act</p>	The strategy should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. In particular, encourage sustainable development and land use.

<ul style="list-style-type: none"> • SEPA's National air quality report (2008) • Towards a Low Carbon Economy for Scotland: Discussion Paper (2010) • Changing Our Ways- Scotland's Climate Change Programme (2006) • Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006) • Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies. • Calculating Carbon Savings from Windfarms on Scotland's peat lands 	<p>(1995) setting out associated air quality objectives and policy options.</p> <p>Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland.</p> <p>Provides information on emission levels of key pollutants and ambient air quality monitoring data</p> <p>Provides a national interpretation of broader climate change objectives</p> <p>Provides the national strategy for the growth of the renewable energy generation in Scotland</p> <p>Provides a methodology for the calculation of the carbon impacts of wind farm developments on peat land</p>	<p>Implementation of the strategy should not result in a deterioration of air quality.</p> <p>The strategy must contribute to the promotion of development which helps to reduce Scotland's carbon footprint and help meet carbon saving, the strategy should contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.</p>
<p>Heritage Design and Regeneration</p> <ul style="list-style-type: none"> • Our Place in Time: The Historic Environment Strategy for Scotland • Historic Environment Policy Statement (2016) • Ancient Monuments and Archaeological Areas Act 1979 • Historic Environment (S) Act 2014 • The Planning (Listed Buildings and Conservation Areas) Act 1997 • The Scheduled Monuments and Listed Buildings (Miscellaneous Amendments) (Scotland) Regulations 2015 • PAN 2/2011 Planning and Archaeology 	<p>Our Place in Time: The Historic Environment Strategy for Scotland sets out a 10 year vision for the historic environment.</p> <p>Strategy which sets out a framework for future work on the historic environment. Identifies priorities, issues and opportunities.</p> <p>Promotes integration and good design of green infrastructure.</p>	<p>The strategy should support the framework to conserve and restore the historic environment.</p> <p>The strategy should support the development of green infrastructure on the urban fringe.</p>

<ul style="list-style-type: none"> • Creating Places: A policy statement on architecture and place for Scotland (2013) • Designing Streets: A Policy Statement for Scotland (2010) • People and Place: A Policy Statement for Scotland (2006) • Green Infrastructure: Design and Placemaking (2011) 		
<p>Soil and Landscape</p> <ul style="list-style-type: none"> • The Scottish Soil Framework (2009) • Scottish Landscape Forum: Scotland's Living Landscape (2007) • Scotland's Living Landscapes: Places for People (2007) • Guidance on Local Landscape Designations (SNH, Historic Scotland, 2006) • Fitting Landscapes (2014) 	<p>The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.</p> <p>A key aspect is the protection of soil as an asset – for the future of the Scottish economy, as well as a contribution to challenges set by climate change.</p> <p>Scottish Government's policy statement on design and management of transport corridors.</p>	<p>The strategy should promote the sustainable management of soils.</p> <p>The ALDP should ensure developments fit within their landscape (e.g. reflect and protect local characteristics and distinctiveness and for transport corridors, where appropriate, create high quality positive contrast.</p>
<p>Cross-Sectoral</p> <ul style="list-style-type: none"> • Natural Resource Productivity (2009) • Low Carbon Infrastructure Transition Programme 2014 • Making things to last: Circular Economy Strategy for Scotland 2016 • National Performance Framework 2016 • Low carbon economy strategy 2010 • Scotland's Agenda for Cities 2016 • Scottish Economic Strategy (2015) • Getting the best from our land: A land use strategy for Scotland 2016 • Scotland's National Transport Strategy (2006) 	<p>Identifies the six strategic priorities which will accelerate recovery, drive sustainable economic growth and develop a more resilient and adaptable economy</p> <p>Sets out to optimise the sustainable use of our natural resources to deliver the maximum economic and public benefit</p> <p>Sets out a long term Vision towards 2050 with three clear Objectives relating to economic prosperity, environmental quality and communities</p> <p>Sets out the Scottish Governments intentions to improve Scotland's infrastructure. The objectives</p>	<p>The strategy should aim to promote sustainable development for Scotland, optimising the public benefits delivered by the natural environment and protecting natural assets for future generations.</p> <p>The ALDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region.</p>

<ul style="list-style-type: none"> • Strategic Transport Projects Review (2009) • Choosing our Future: Scotland's Sustainable development strategy (2005) • Building a better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005) • PAN 63: Waste Management Planning • PAN 65: Planning and Open Space • PAN 75: Transport and Planning • PAN 76: New Residential Streets • PAN 77: Designing Safer Places • PAN 78: Inclusive Design • SEPA One Planet Prosperity – Our regulatory strategy (2016) 	<p>for this Infrastructure Investment Plan are to improve the:</p> <ul style="list-style-type: none"> • efficiency of how services are being delivered; • standard of our infrastructure, such as our transport network and school building estate; • business environment, promoting research and development and enabling employment and training opportunities for Scotland's workforce; • co-ordination of our infrastructure investment by geographical area and between portfolios in order to secure extra value from our existing investment and infrastructure programmes; and • co-ordination with the private sector and secure a mixed economy and mixed tenure of investment. <p>Outlines SEPA's approach to delivering environmental protection and improvement.</p>	
<p>Homes, Population and Health</p> <ul style="list-style-type: none"> • Homes Fit for the 21st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011) • All Our Futures: Planning for a Scotland with an Ageing Population (2007) • Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy) • Firm Foundation – The Future of Housing in Scotland: A Discussion Forum • Action Plan for housing in the next decade 2011-2020 	<p>Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population.</p> <p>Sets out the Scottish Governments vision for the future of housing in Scotland:</p> <ul style="list-style-type: none"> • An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards; • More choice of housing that those on lower incomes can afford; • Housing developments that contribute to the creation of sustainable, mixed communities; and • Social housing that provides better value for public expenditure. <p>Sets out the long-term aims and objectives for sport and plans for its delivery and evaluation.</p>	<p>The ALDP will set the housing requirement for the region over a 20 year period. The spatial strategy will provide a statement of proposals as to the development and land use of land in the area considering housing numbers, types, tenure and promotion of sustainability.</p> <p>The ALDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region</p> <p>The ALDP should consider the needs of an ageing population into its strategic actions.</p> <p>The ALDP should increase opportunities for provision of physical activities infrastructure. The plan will consider the needs of the society in the region.</p>

<ul style="list-style-type: none"> • Let's Make Scotland More Active: A Strategy for Physical Activity (2003) • Let's Get Scotland Walking – The National Walking Strategy (2014) • Cycling Action Plan for Scotland 2017-2020 • A Long-Term Vision for Active Travel in Scotland 2030. • Equality Act 2010 • Disability Discrimination Acts 1995 and 2005 • SEPA Report: Incineration of Waste and Reported Human Health Effects • Scottish Executive Reaching Higher – Building on the Success of Sport 21(2007) • 'Making the Links: greenspace for a more successful and sustainable Scotland' (2009) • Land Reform Acts 2003 • Scottish Outdoor Access Code • Community Empowerment Scotland Act 2015 	<p>Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.</p> <p>Outlines a vision of a Scotland where everyone benefits from walking, and includes recommendations to achieve this.</p> <p>Provides a new set of actions on how public bodies will respond to the needs of stakeholders and achieve our active travel commitments.</p> <p>Sets a framework which protects individuals from unfair treatment and promotes a fair and more equal society.</p> <p>Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.</p> <p>Regulates land use and access</p> <p>Make provision about national outcomes; to confer functions in relation to services provided by, public bodies; amends Parts 2 and 3 of the Land Reform (Scotland) Act 2003; to enable certain bodies to buy abandoned, neglected or detrimental land; amends the Forestry Act 1967 to</p> <p>Make provision about supporters' involvement in and ownership of football clubs; makes provision for registers of common good property and about disposal and use of such property; address allotments; enables participation in decision-making by specified persons having public functions; to enable local authorities to reduce or remit non-domestic rates; and for connected purposes.</p>	<p>The ALDP should take account of the actions required to deliver quality greenspace to shape better places and increase quality of life for those working and living in the ALDP area.</p>
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> • Wildlife and Countryside Act 1981 (as amended) • The Nature Conservation (Scotland) Act 2004 	<p>Gives protection to wildlife and countryside from disturbance, injury intentional destruction or sale.</p> <p>Duties are placed on public bodies to further the conservation of biodiversity and sets out measures</p>	<p>The ALDP should avoid disturbance to wildlife and the countryside through the implementation of the plan.</p>

<ul style="list-style-type: none"> • Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species) • Protection of Badgers Act 1992 as amended • 2020 Challenge for Scotland's Biodiversity (2013) (which long with 2004 document comprises the • Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004) • The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) • The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 • Scottish Landscape Forum' (2007) Scotland's living landscapes • State of Scotland's Green Space 2009 • UK Biodiversity Action Plan 1994 • Scottish Government's Policy on Control of Woodland Removal • Scottish Forestry Strategy 2006 • Making the Links: Greenspace for a more successful and sustainable Scotland (2009) 	<p>to protect and enhance the biological and geological natural heritage of Scotland. Protects individual sites and promotes conservation on a broader scale.</p> <p>Protect badgers. Aims to halt loss and reverse decline of species and habitats. Specific measures set out how to Includes measures for designated sites, habitats and species.</p> <p>Promotes good management of landscapes. Provides policy direction for decisions on woodland removal in Scotland.</p> <p>Protect and expand Scotland's forests and woodlands and increase their value to society and the environment.</p>	<p>The ALDP should restore, maintain, conserve, promote and protect biodiversity, habitats and species.</p> <p>The ALDP should aim to assist with the target of increasing forest cover and prevention of removal of woodland.</p> <p>The ALDP should complement the suite of forestry sector plans that together aim to increase woodland coverage and deliver a range of benefits through sustainable planting and land management.</p>
<p>Food and Agriculture</p> <ul style="list-style-type: none"> • Scotland's National Food and Drink Policy • Scottish Rural Development Programme • Whole Farm Review Scheme 	<p>A programme of economic, environmental and social measures designed to develop rural Scotland</p>	<p>The strategy should support and encourage sustainable food production and a resilient agricultural industry.</p>

<ul style="list-style-type: none"> • Farming for a Better Climate 	<p>Aims to promote Scotland's sustainable economic growth by ensuring that the Scottish Government's focus in relation to food and drink addresses quality, health and wellbeing, and environmental sustainability, recognising the need for access and affordability at the same time.</p> <p>Designed to help farmers and crofters to develop environmentally and financially sustainable businesses</p> <p>Offers practical advice to help farmers choose the most relevant measures to improve both farm performance and resilience to future climate change effects</p>	<p>The strategy should seek opportunities to integrate social, environmental and objectives with agricultural production, delivering multiple benefits.</p> <p>The strategy should highlight potential future environmental and climatic issues for agricultural production to aid future planning.</p>
<p>Water, Marine an Coastal</p> <ul style="list-style-type: none"> • Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) • Water Environment and Water Services (Scotland) Act (WEWS) 2003 • The Flood Risk Management (Scotland) Act 2009 • River Basin Management Plan for the Scotland River Basin District 2015-2017 • Scottish Water Strategic Asset & Capacity Development Plan (2009) • SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (2009) • SEPA Indicative Flood Map (2014) 	<p>Protects the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. Ensures that all human activity that can have a harmful impact on water is controlled.</p> <p>Creates a framework in which organisations involve in flood risk managed can coordinate actions to delivery sustainable and modern approaches to flood risk management. Details the strategy for River Basin Management Planning in Scotland.</p> <p>Provides a description of Scottish Waters processes and systems for calculating capacity available, at the 1981 waste water treatment works (WWTW) and 294 water treatment works (WTW) serving Scotland.</p>	<p>The plan should not promote development that would have adverse impacts on the water environment or risk failure of water bodies not achieving at least good ecological status by 2015.</p> <p>The ALDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management without conflicting with river basin management plans.</p>

<ul style="list-style-type: none"> • Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 • Improving the Quality of the Scotland's water Environment • CIRIA SUDS Manual C735 (2007) • Our Seas – a shared resource. High Level Marine Objectives (2009) • Marine (Scotland) Act 2010 • Marine Strategy Regulations 2010 • UK Marine Policy Statement 2011 • Scottish Executive Marine and Coastal Strategy (2005) 	<p>Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.</p> <p>Aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater.</p> <p>Establishes revised action programmes for nitrate vulnerable zones which aim to reduce water pollution caused by nitrates from agricultural sources and prevent further pollution.</p> <p>Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS), and will guide development of national and regional marine plans.</p> <p>Provides a framework which will help balance competing demands on Scotland's seas and introduces duties for sustainable development, protection and enhancement of marine areas, mitigation of and adaptation to climate change, marine planning and conservation and measures to encourage economic investment.</p>	
<p>Waste</p> <ul style="list-style-type: none"> • Scotland's Zero Waste Plan (2010) • SEPA Guidelines for Thermal Treatment of Municipal Waste 	<p>The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland. The plan proposes targets for Scotland's waste and delivering these targets will be supported by the land-use planning system.</p> <p>Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most</p>	<p>LDP should support measures to manage waste in the ALDP area.</p>

<ul style="list-style-type: none"> SEPA: One Planet Prosperity – A waste to Resources Framework 	<p>waste is sorted, leaving only limited amounts to be treated. Promotes the circular economy (keeping materials in use for as long as possible, minimising waste) and sets out SEPA's approach to waste and resources.</p>	
REGIONAL		
<p>Cross-Sectoral</p> <ul style="list-style-type: none"> North East Scotland Fish Processing Strategy Report 2015 The Land Based Sector in NE Scotland 2016 Regional Transport Strategy Revised Regional Transport Strategy 2021 Proposed Aberdeen City and Shire Strategic Development Plan (2018) North East Regional Economic Strategy 2016 Aberdeen and Aberdeenshire Tourism Strategy 2013 North East Scotland Food and Drink Strategy 2015 NE Sustainable Energy Action Plan (Aberdeen City, Shire, Moray and Angus) Economic Growth Framework for North East Scotland 'Building on Energy Delivering the Vision for 2025' The Economic Action Plan for Aberdeen City and Shire 2013-2018 	<p>Sets the strategic economic context for land use development. Sets out what needs to happen over the period to 2021 to provide a transport system that ensures continued economic growth, improves accessibility and protects the environment and our quality of life in Aberdeen City and Shire.</p> <p>Sets out a 5 year life plan identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire with emphasis on sustainable economic growth</p>	<p>The strategy should support sustainable economic growth.</p> <p>The ALDP should be consistent with the emerging Strategic Development Plan.</p> <p>LDP should seek to integrate with and complement the aims of the RTS in relation to reducing congestion, improving human health, tackling climate change and provision of public transport to reduce dependency on cars.</p> <p>The ALDP should support sustainable economic growth.</p> <p>The strategy should not result in conflict with economic and sustainability priorities</p>
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> North East Scotland Local Biodiversity Action Plans (under review) 	<p>Ensures the protection and enhancement of the biodiversity in the north east through the</p>	<p>The strategy should aim to protect and enhance biodiversity.</p>

	development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.	The ALDP should promote and protect biodiversity.
Water <ul style="list-style-type: none"> • River Dee Catchment Management Plan (2007) • NE Flood Risk Management Strategy 2015 • NE Local Flood Risk Management Plan 2016-2022 • Local Flood Risk Management Plans 2015 	<p>An action plan for the management of the River Dee catchment. Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. Identifies key issues and puts forward potential solutions through a series of actions.</p> <p>The Strategy seeks to reduce the devastating and costly impact of flooding. The Plans set out the actions that will contribute to managing the risk of flooding and recovering from any future flood events.</p>	<p>The strategy should aim to protect and enhance the River Dee catchment</p> <p>The Plan should contribute to delivering the actions proposed in the Catchment Management Plan. The ALDP should not adversely impact on the water environment covered by the area management plans.</p> <p>The ALDP should take account of flood risk in allocating sites for development and set out the policy framework for proposals in areas at risk from flooding.</p>
LOCAL		
Air and Climate <ul style="list-style-type: none"> • Aberdeenshire Council Climate Change Action Plan 2011 – 2015 • Aberdeenshire Air Quality Progress Report 2017 	<p>Outlines projects to achieve carbon reduction targets.</p> <p>Ensure air quality is below EU and Scottish objectives</p>	<p>The strategy should work towards the Councils aim to reducing greenhouse gas emissions.</p> <p>The strategy should avoid air pollution.</p>
Soil <ul style="list-style-type: none"> • Aberdeenshire Council Contaminated Land Strategy 2011 	<p>The way in which potentially contaminated land is dealt with; how it is identified, inspected, risk assessed, and how /when remedial works are carried out.</p>	<p>The ALDP should seek to redevelopment contaminated sites and avoid increasing the number of potentially contaminated sites unnecessarily.</p>
Access, Landscape, Population & Human Health <ul style="list-style-type: none"> • Aberdeenshire Core Paths Plan 2013 	<p>Provides the basic framework of paths to meet communities' needs (welcoming, well signed, and well maintained) while minimizing any potential conflict with land management.</p>	<p>The ALDP should support core paths, and ensure development does not adversely affect core paths.</p>

<ul style="list-style-type: none"> • Aberdeenshire Council Parks and Public Open Spaces Strategy 2010 • Aberdeenshire Open Space Audit Banff and Buchan Landscape Character Assessment Report (1997) • South and Central Aberdeenshire LCA (1998) • Aberdeen City Landscape Character Assessment Part 5 Landscape Sensitivity Analysis (2018) 	<p>The strategy sets standards for open space, and hierarchies for open space. The document is based on an audit of existing open space Core Paths Plans and Access Strategies look to promote themes of:</p> <ul style="list-style-type: none"> • Green spaces • Human health and well being • Accessibility • Inclusion • Biodiversity <p>The landscape strategies identify key qualifying interests in Aberdeenshire’s landscapes.</p>	<p>LDP should contribute towards improving the health and wellbeing of the ALDP area by promoting core paths and accessibility to the countryside and green places.</p> <p>The ALDP should ensure key features and characteristics of landscapes are not adversely affected.</p>
<p>Waste</p> <ul style="list-style-type: none"> • Aberdeenshire Council Integrated Sustainable Waste Management Strategy 	<p>See above. The Zero Waste Plan revoked the Area Waste Plans.</p> <p>Sets out the Strategy for waste, promoting waste prevention and encouraging households and businesses to Reduce, Reuse and recover.</p>	<p>The ALDP should promote the aims of the waste hierarchy and may identify new and emerging regional waste facilities. It must ensure that those waste-management facilities can be delivered in a sustainable manner and effects on surrounding communities, the environment and transportation systems are minimised as much as practicable.</p>
<p>Community Planning</p> <ul style="list-style-type: none"> • Aberdeenshire Community Plans (by Area) • Aberdeenshire Community Local Outcomes Improvement)Plans (LOIP) 	<p>Identifies actions and priorities for the local area, some of which are relevant for planning.</p> <p>In 2017, the CPP Board formally agreed the three LOIP for Aberdeenshire:</p> <ol style="list-style-type: none"> 1. Changing Aberdeenshire’s Relationship with Alcohol 2. Reducing Child Poverty in Aberdeenshire 3. Connected and Cohesive Communities. 	<p>The strategy should take account of community plans.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> • Aberdeenshire Council Historic Environment Strategy 2010 • Aberdeenshire Council Archaeology Strategy 2014-17 	<p>Strategy which sets out a framework for future work on the historic environment. Identifies priorities, issues and opportunities.</p>	<p>The strategy should take account of the framework to conserve and restore the historic environment.</p>

	The Strategy sets out a series of objectives on how the Archaeology Service will engage with stakeholders.	
Housing <ul style="list-style-type: none"> • Aberdeenshire Local Housing Strategy 2018-2023 	Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area	The strategy should take account of housing demand in the region.
Land Use <ul style="list-style-type: none"> • Aberdeenshire Local Development Plan 2017 • Regional Land Use Strategy Pilot – Aberdeenshire Council 2015 • Aberdeenshire Forest and Woodland Strategy 2016 	<p>Explored integrated rural land use in Aberdeenshire using an ecosystems approach.</p> <p>Provides a guide for forest and woodland creation and management across the area. Sets out four themes that identify issues and opportunities:</p> <ol style="list-style-type: none"> 1. Climate Change and Tree Health 2. Timber and Business Development 3. Communities, Development, Access and Health 4. Environment, Landscape and Historic Assets 	<p>The strategy should promote integrated rural land use and protect and enhance the services the environment provides to society.</p> <p>The spatial strategy should not result in conflict with forest and woodland priorities.</p>
Economic Development <ul style="list-style-type: none"> • Aberdeenshire Regeneration Strategy 2016 • Aberdeenshire Economic Development Strategy 2013-2016 (and 2016 addendum) 	Sets the context for development based on sound financial viability and prudence.	The strategy should support sound financial principles.

Appendix 8.3: Baseline

Appendix 8.3.1: SEA Topic - Air

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Annual Mean Concentration of No ₂	<p>Aberdeenshire 2013: 8.5-33.1 2014:11.3-38.0 2015: 9.4-35.4 2016: 9.7-31.5 2017: 8.8-27.7</p> <p>Objective 40µg/m³</p>	<p>Aberdeen City 2013:12.9-70.4 2014:10.5-63.8 2015:10.0-58.2 2016: 09.6-54.1 2017: 7.8-45.9</p>	<p>Overall concentration is decreasing. Out of measurements at 62 monitoring stations, the EU objective has been breached in 23 locations in 2013, 22 locations in 2014, 19 locations in 2015 and 18 locations in 2016. The locations with highest readings include Market Street in 2013, 2016 and 2017, Wellington Road AQMA again in 2017, Great Northern Road in 2014 and Union Street in 2015. But levels are going down. The Objective is not breached in Aberdeenshire</p>	<p>Source: Mostly Transport related emissions</p>	<p>2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council</p> <p>2018 Air Quality Annual Progress Report (APR) for Aberdeenshire Council</p> <p>http://www.scottishairquality.co.uk/news/reports?view=laqm</p>
Annual Mean Concentration of PM ₁₀	<p>Aberdeenshire None</p> <p>Objective 18µg/m³</p>	<p>Aberdeen City 2013:13-26 2014:15-26 2015:12-20 2016:12-16 2017: 11-13</p>	<p>There were exceedances in 4 out of 6 stations in 2013; 3 out of 6 in 2014, 2 out of 6 in 2015 and none in 2016.</p>	<p>Source: Transport related emissions, and construction</p>	<p>2018 Air Quality Annual Progress Reports (APR) for Aberdeen City Council and Aberdeenshire Councils</p> <p>http://www.scottishairquality.co.uk/news/reports?view=laqm</p>

Annual Mean Concentration of PM _{2.5}	Aberdeenshire None Objective 10µg/m ³	Aberdeen City 2013: 9 2014: 10 2015: 8-11 2016: 5-7 2017: 6-7	Apart from 2015 when 2 stations experienced exceedances, there has not been any other exceedances		2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council http://www.scottishairquality.co.uk/news/reports?view=laqm
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Appendix 8.3.2: SEA Topic - Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Overall status of River Dee SAC	The present condition of the qualifying interests dependent on water quality and quantity are: <ul style="list-style-type: none"> • Atlantic salmon – Favourable Maintained • Freshwater Pearl Mussel – Unfavourable No change • Otter – Favourable Declining 	No data	Mixed results.	Freshwater Pearl Muscles are not recovering to favourable status. Otters are continuing to decline.	Comments from SNH on the 2013 SEA Scoping Report for the 2017 ALDP.
Overall Status of surface water High	Aberdeenshire 2014 – 18 2016 - 14 2021 - 18 2027 - 18	Aberdeen 2014 – 3 2016 - 3 2021 – 3 2027 – 3	Almost at the same level by 2027	Modifications to beds, banks and shores; rural defuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Good	Aberdeenshire 2014 – 71 2016 - 84 2021 - 95 2027 - 171	Aberdeen 2014 – 2 2016 - 3 2021 – 6 2027 – 12	Increasing	Same as above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Overall Status of surface water Moderate	Aberdeenshire 2014 – 51 2016 - 45 2021 - 40 2027 - 19	Aberdeen 2014 – 5 2016 - 4 2021 – 4 2027 – 3	Increasing	Same as above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Poor	Aberdeenshire 2014 – 37 2016 - 34 2021 - 29 2027 – 2 The following water bodies in Aberdeenshire are poor. Burn of Brydock, Rosy Burn, Burn of King Edward River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit, Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick	Aberdeen 2014 – 4 2016 - 4 2021 – 4 2027 – 0 The following water bodies in Aberdeen City are poor. Den Burn, Elrick Burn - d/s, Newmachar WWTP, Black Burn and Leuchar Burn	Decreasing.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

	<p>Burn - u/s Newmachar WWTP Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg, Loch of Skene, and Loch Kinord</p>				
<p>Overall Status of surface water Bad</p>	<p>Aberdeenshire 2014 – 33 2016 - 33 2021 - 28 2027 – 0</p> <p>The following water bodies in Aberdeenshire are bad. Water of Philorth / Water of Tyrie, Burn of Savoch/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Fogue Burn, Shiel Burn Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn Forvie Burn, Tarty Burn, Foveran Burn, South Mundurno Burn, Faichfield Burn, Greenspeck Burn, Crichie Burn, Leeches Burn</p>	<p>Aberdeen 2014 – 4 2016 = 4 2021 – 2 2027 – 0</p> <p>The following water bodies in Aberdeen are bad South Mundurno Burn, River Dee - Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p>	<p>No immediate change.</p>		<p>https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</p> <p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18</p>

	Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn				
Overall water chemistry - Pass	Aberdeenshire 2016 - 209	Aberdeen 2016 – 33	Increasing	Same as above	Same as above
Overall water chemistry - fail	Aberdeenshire 2016 - 1	Aberdeen 2016 – 0	In Aberdeenshire only Potterton Burn has failed this test. In Aberdeen City no water body has failed this test.	Same as above	Same as above
Overall water ecology- High	Aberdeenshire 2016 - 14	Aberdeen 2016 – 3	Insufficient data available to determine the trend.	Same as above	Same as above
Overall water ecology - Good	Aberdeenshire 2016 - 83	Aberdeen 2016 – 1	Insufficient data available to determine the trend.	Same as above	Same as above
Overall water ecology - Moderate	Aberdeenshire 2016 - 46	Aberdeen 2016 – 4	Insufficient data available to	Same as above	Same as above

			determine the trend.		
Overall water ecology - Bad	<p>Aberdeenshire 2016 – 33</p> <p>In Aberdeenshire the following water bodies are bad. Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p>	<p>Aberdeen 2016 – 4</p> <p>The following water bodies are bad in the City. South Mundurno Burn, River Dee , Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p>	Insufficient data available to determine the trend.		

Overall water ecology - Poor	<p>Aberdeenshire 2016 – 34</p> <p>In Aberdeenshire the following water bodies are poor.</p> <p>Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit</p> <p>Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn</p> <p>Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn</p> <p>Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg. Loch of Skene and Loch Kinord</p>	<p>Aberdeen 2016 – 6</p> <p>In the City the following water bodies are poor.</p> <p>Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>	Insufficient data available to determine the trend.		
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Overall water hydrology- High	Aberdeenshire 2016 - 161	Aberdeen 2016 – 10	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Good	Aberdeenshire 2016 - 23	Aberdeen 2016 – 2	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Moderate	Aberdeenshire 2016 - 8	Aberdeen 2016 – 1	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Poor	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None	Same as above
Overall Status of ground water High	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

				activities; urban and rural land use	
Overall Status of ground water Good	Aberdeenshire 2016 - 37	Aberdeen 2016 - 8	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Moderate	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Poor	Aberdeenshire 2016 - 9 In Aberdeenshire, the following water bodies are poor: Cullen, St Cyrus, Montrose, Stonehaven, Drumlithie, Laurencekirk, Ellon, North Esk Sand and Gravel, South Esk Valley and Montrose Coastal.	Aberdeen 2016 - 0	Insufficient data available to determine the trend.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/

					https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall water - ground water ecology - Bad	<p>Aberdeenshire 2016 - 33</p> <p>In Aberdeenshire the following water bodies are bad.</p> <p>Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn</p> <p>South Mundurno Burn, Faichfield Burn, Greenspeck Burn</p> <p>Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p>	<p>Aberdeen 2016 - 4</p> <p>The following water bodies are bad in the City.</p> <p>South Mundurno Burn, River Dee , Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p>	Insufficient data available to determine the trend.		Same as above

<p>Overall water - ground water ecology - Poor</p>	<p>Aberdeenshire 2016 - 34 In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg. Loch of Skene and Loch Kinord</p>	<p>Aberdeen 2016 – 6 In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>	<p>Insufficient data available to determine the trend.</p>		<p>Same as above</p>
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Overall water - ground water hydrology- High	Aberdeenshire 2016 - 161	Aberdeen 2016 – 10	Insufficient data available to determine the trend.	None	As above
Overall water - ground water hydrology - Good	Aberdeenshire 2016 - 23	Aberdeen 2016 – 2	Insufficient data available to determine the trend.	None	As above
Overall water - ground water hydrology - Moderate	Aberdeenshire 2016 - 8	Aberdeen 2016 – 1	Insufficient data available to determine the trend.	None	As above
Overall water - ground water hydrology - Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None	As above
Overall water - ground water hydrology - Poor	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None	As above
Water quality of surface water Good	Aberdeenshire 2014 - 87 2021 - 111 2027 - 127	Aberdeen 2014 – 5 2021 – 8 2027 – 10	Forecast to increase.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Moderate	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Aberdeen 2014 – 7 2021 – 4 2027 – 3	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Water quality of surface water Poor	Aberdeenshire 2014 - 9 2021 - 5 2027 - 2	Aberdeen 2014 - 1 2021 - 1 2027 - 0	Forecast to decrease.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Bad	Aberdeenshire 2014 - 0 2021 - 0 2027 - 0	Aberdeen 2014 - 0 2021 - 0 2027 - 0	None	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water High	Aberdeenshire 2014 - 44 2021 - 44 2027 - 44	Aberdeen 2014 - 3 2021 - 3 2027 - 3	None	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Good	Aberdeenshire 2014 - 94 2021 - 102 2027 - 166	Aberdeen 2014 - 4 2021 - 8 2027 - 15	Forecast to increase.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Moderate	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Aberdeen 2014 - 7 2021 - 4 2027 - 3	Forecast to decrease	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/

					https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Poor	Aberdeenshire 2014 - 27 2021 - 15 2027 - 0	Aberdeen 2014 - 2 2021 - 1 2027 - 0	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Bad	Aberdeenshire 2014 - 33 2021 - 28 2027 - 0	Aberdeen 2014 - 4 2021 - 2 2027 - 0	Forecast to decrease	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
How safeguarding water bodies under Policy PR1	Applications Received • April 2017- April 2018: TBA No of Approvals • 04/17-04/18: TBA	No data			Data will be added once the 2018 Aberdeenshire Council Monitoring Statement is published this Summer.

<p>"Protecting important resources" is applied to Planning Applications</p>	<p>No of Refusals 04/17-04/18: TBA</p>				<p>However, as Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.</p>
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Appendix 8.3.3: SEA Topic - Climatic Factors

SEA Indicator	Quantified information	Comparators targets	and Trends	Issues/constraints	Data source(s)
Total CO ₂ emissions (kt)	Aberdeenshire 2012 - 2,095.6 2013 - 1,963.3 2014 - 1,800.1 2015 - 1,792.1 2016 - 1,241.9	Aberdeen City 2012 - 1,653.9 2013 - 1,569.7 2014 - 1,405.1 2015 - 1,335.2 2016 - 1364.6	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18 Also available from Aberdeenshire Council's Climate Change Report produced annually: https://sustainablesotlandnetwork.org/reports/aberdeenshire-council
Per Capita CO ₂ emissions (kt)	Aberdeenshire 2012 – 8.2 2013 - 7.6 2014 - 6.9 2015 - 6.8 2016 – 6.4	Aberdeen City 2012 - 7.4 2013 – 6.9 2014 – 6.1 2015 – 5.8 2016 - 5.6	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Industry and Commercial CO ₂ emissions (kt)	Aberdeenshire 2012 - 665.0 2013 - 653.7 2014 - 620.2 2015 - 615.3 2016 - 496	Aberdeen City 2012 - 798.0 2013 - 741.8 2014 - 656.6 2015 - 601.3 2016 - 581	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18

Domestic CO ₂ emissions (kt)	Aberdeenshire 2012 - 722.1 2013 - 693.1 2014 - 596.7 2015 - 562.1 2016 - 534	Aberdeen City 2012 - 528.0 2013 - 506.6 2014 - 423.6 2015 - 406.1 2016 - 382	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Road Transport CO ₂ emissions (kt)	Aberdeenshire 2012 - 599.7 2013 - 602.1 2014 - 618.1 2015 - 628.9 2016 - 393	Aberdeen City 2012 - 319.8 2013 - 317.5 2014 - 322.6 2015 - 324.9 2016- 138	There appears to be a slight improvement in Road Transport emissions. However, 2016 saw a dramatic drop. This could be attributed to the economic downturn in the oil and gas sector.	Increased travel by accounts for this	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
LULUCF* CO ₂ emissions (kt)	Aberdeenshire 2012: -273 2013: -372 2014: -437 2015: -467 2016: - 473	Aberdeen City 2012: 0.2 2013: -4.5 2014: -6.3 2015: -7.5 2016: -8.7	The rate of fall in LULUCF CO ₂ emissions is variable for both the Shire and the City as is the case for all Scotland	This depends on the way we use our land and Forest resources	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Potential Vulnerable Area (PVA) to flooding No of Area		23 PVAs in Aberdeen City and Aberdeenshire	Insufficient data available to determine the trend.	PVA areas and issues must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk

					<u>Management Plans will be published in December 2021 and June 2022 respectively</u>
Estimated Weighted Annual Average damages within PVA	Aberdeenshire • 2011 - £17,080,000.00 • 2016 £8,714,230.00	Aberdeen City • 2011- £22,390,000.00 • 2016 £17,6000,000.00	Worsening	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Damage by Flood likelihood	Aberdeenshire (Aggregate of all areas) • 2016 £52.7m - £273.25m	Aberdeen City (Dee, Don, Denmore Catchments) • 2016 £64.5m-£537m	Worsening	This range takes into account residential, non-residential, roads, vehicles and agriculture	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Total Area (Km ²) in PVA	Aberdeenshire • 2011- 529	Aberdeen City • 2011 – 344 • 2016 - 126	The value appears to be lower, but this reflects actual figures than an earlier estimate	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html

Residential Properties in PVA	Aberdeenshire • 2011 - 1,820 • 2016 - 4,540	Aberdeen City • 2011- 1,943 • 2016 -10,440	Worsening	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Non-Residential Properties in PVA	Aberdeenshire • 2011- 272 • 2016 -1,380	Aberdeen City • 2011- 375 • 2016- 2,510	Worsening	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
How Policy C4 “Flooding” is applied to Planning Applications	Applications Received • April 2017- April 2018: 126 ○ Approved: 98 ○ Refused: 28 ○ Departures: 0 ○ Appeals: 0	No data	Planning applications are being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

Appendix 8.3.4: SEA Topic - Soil

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
SNH Geological Conservation Review Sites	Aberdeenshire: 2018: 31	Aberdeen City: 2018: 1	Insufficient data available to determine the trend.	Potential loss or erosion through permanent development.	SNH Dataset. Accessed 02/07/2018.
Land contamination	Aberdeenshire 4 statutorily identified contaminated sites no statutorily identified contaminated sites in Aberdeen 900 potentially contaminated sites	Aberdeen None	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	Contaminated land places financial and technological constraints on development.	Aberdeen City Council Contaminated Land Strategy August 2016 (Online) Available at https://www.aberdeencity.gov.uk/sites/aberdeencms/files/2017-12/Contaminated%20Land%20Inspection%20Strategy.pdf Accessed 9 January 2018 Aberdeenshire Council (2011) <i>Public Register of Contaminated Land (online) Available at http://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf</i> Accessed 9 January 2018 https://www.sepa.org.uk/regulations/land/contaminated-land/local-authority-contaminated-land-support/ Accessed 9 January 2018

Prime agricultural land (Grades 1 to 3.1)	Aberdeenshire's prime agricultural land is concentrated in central and southern Aberdeenshire. Grade 2 near Laurencekirk (approx. 950ha)	Aberdeen contains very little prime agricultural land (300ha).	Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	Potential impacts of climate may constrain prime agricultural land available in the future. Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises.	Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture http://www.scotland.gov.uk/Publications/2005/06/2290402/05121 Scottish Government (2009): The Scottish Soil Framework http://www.scotland.gov.uk/Publications/2009/05/20145602/6
Municipal Waste generated (tonnes)	Aberdeenshire 2013 – 131,811 2014 – 131,390 2016 – 131,863	Aberdeen 2013 – 94,117 2014 – 96,130 2016 – 96,123	Falling and rising	Human attitudes are very hard to change but education must increase	http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate (kg/person)	Aberdeenshire 2013 - 527 2014 – 504 2016 - 503	Aberdeen 2013 - 414 2014 – 420 2016 – 418	Falling	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Municipal Waste recycled (tonnes)	Aberdeenshire 2013 – 47,220 2014 – 52,479 2016 – 57,305	Aberdeen 2013 – 34,956 2014 – 36,742 2016 – 37,498	Rising	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018

Rate %	Aberdeenshire 2013 – 35.55 2014 - 35.82 2016 – 43.46	Aberdeen 2013 – 37.27 2014 - 37.14 2016 – 39.01	Slowly rising.	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Household waste landfilled (tonnes)	Aberdeenshire 2013 - 84421 2014 – 78734 2016 - 72995	Aberdeen 2013 - 59051 2014 – 59034 2016 - 58021	Falling	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate %	Aberdeenshire 2013 – 64.45 2014 - 64.05 2016 – 55.36	Aberdeen 2013 – 62.72 2014 - 62.74 2016 – 60.36	Falling and rising	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Household waste other diversion (tonnes)	Aberdeenshire 2013 - 170 2014 – 177 2016 - 1564	Aberdeen 2013 - 109 2014 – 354 2016 - 604	Rising	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate %	Aberdeenshire 2013 - 0 2014 – 0.13	Aberdeen 2013 – 0.12 2014 - 0.12 2016 – 0.63 2016 – 1.19	Slowly rising	Human attitudes are very hard to change but education must increase	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Peat soils	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils	4 types of peaty soils <ul style="list-style-type: none"> • Blanket peat • Peaty podsols • Peaty gleys Organic soils rich in peat	Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots	Because of the relationship between peat and climate change development must be directed	www.hutton.ac.uk

			<p>in the northeast of the region Peaty podzol is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p>	away from peat soils	
How prime agricultural land under Policy PR1 "Protecting important	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 133 ○ Approved: 116 	No data	Planning applications are largely being determined in	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

resources" is applied to Planning Applications	<ul style="list-style-type: none"> o Refused: 27 o Departures: 2 o Appeals: 2 allowed 		accordance with the policy. Departures and appeals were on prime agricultural land (PAL) and one on protected land. In these cases, the quality of the PAL was questioned.		
How peaty soils under Policy PR1 "Policy C3 Carbon sinks and stores" are applied to Planning Applications	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 0 o Approved: 0 o Refused: 0 o Departures: 0 o Appeals: 0 	No data	None.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

Appendix 8.3.5: SEA Topic - Biodiversity, Flora and Fauna

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Land Over	<u>Aberdeenshire</u>				Land Use Change Issues and Opportunities for Aberdeenshire (January 2015) (online) Available at https://www.aberdeenshire.gov.uk/media/20170/aberdeenshire-land-use-strategy-pilot-overview-report-full.pdf Accessed on 10 January 2018 Countryside Survey's Land Cover Map 2007 (LCM2007) (online) Available at https://www.ceh.ac.uk/sites/default/files/LCM2007%20dataset%20documentation.pdf Accessed on 10 January 2018
Broad leaf woodland (%)	2015 – 4 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Coniferous woodland (%)	2015 – 11 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Arable (%)	2015 – 26 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Improved grassland (%)	2015 – 23 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above

Rough and semi-natural grassland (%)	2015 – 8 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Water and wetland (%)	2015 – 3 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Heather moorland (%)	2015 – 14 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Montane and bare land (%)	2015 – 9 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Urban and sub-urban (%)	2015 – 2 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
International natural heritage designations (Ramsar)	<u>Aberdeenshire</u> – 2018: 4 sites namely: Loch of Skene, Loch of Strathbeg, Ythan Estuary and Meikle Loch • 2009 – 1239 hectares • 2018 – 1208.61 ha	<u>Aberdeen City</u> 2018: 0 sites hectare - 0	Loch of Skene and Loch of Strathbeg – graylag goose is unfavorable/ declining. Other birds are favourable	New development has the potential to put pressure on site	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
International natural heritage designations (Special Areas of Conservation (SAC))	<u>Aberdeenshire</u> – 2018: 9 sites (excludes Cairngorms National Park - CNP) Plus Moray Firth	<u>Aberdeen City</u> 2018: 1 site hectare - 155	Moray Firth, Reidside and Turclossie Mosses, Red Moss of Netherley and Hill of Towanreef are recovering; Buchan Ness to Collieston is	New development has the potential to put pressure on site	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp

			favourable declining; River Dee is mixed (pearl muscles not recovering); Garron Point Mortlach Moss, and Sands of Forvie are favourable maintained.		
International natural heritage designations (Special Protection Areas (SPA))	<u>Aberdeenshire</u> – 2018: 9 sites Hectares – 2227	<u>Aberdeen City</u> 2018: 1 site hectare – 60.51 Ythan Estuary, Sands of Forvie and Meikle Loch (extension)	<ul style="list-style-type: none"> • Tips of Corsemaul and Tom Mor, Troup Head and Loch of Skene are unfavourable; • Loch of Strathbeg, Buchan Ness are mixed; • Fowlesheugh, and Ythan Estuary and Meikle Loch are mostly favourable; and • Cairngorms Massif is favourable. 	New development has the potential to put pressure on site	SNHi accessed on 2/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
National natural heritage designations - Sites of Special	<u>Aberdeenshire</u> – <ul style="list-style-type: none"> • 2009: 82 sites (39,814 hectares) includes CNP • 2018: 85 sites (15,655 hectares) 	<u>Aberdeen City</u> 2018: 4 sites (47 hectares)	Majority are in a favourable condition. 2018 data excludes national park.	New development has the potential to put pressure on site	SNHi accessed in 2/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp

Scientific Interest (SSSI)					
National natural heritage designations National Nature Reserve (NNR)	<u>Aberdeenshire</u> – 2009: 6 sites (13,768 ha) 2018: 2 sites (1081.4 ha)	<u>Aberdeen City</u> 2018: 0 sites hectare - 0	Sites reduced when CNP Authority began. No change overall.	New development has the potential to put pressure on site	SNHi accessed on 02/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Conservation Sites (LNCS)	<u>Aberdeenshire</u> – 2018: 79 sites	<u>Aberdeen City</u> 2018: 16 sites	Insufficient data available to determine the trend.	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - Scottish Wildlife Trust Reserves	<u>Aberdeenshire</u> – Gight Woods	<u>Aberdeen City</u> 2018: 0 sites hectare – N/A	Ash is declining, but oak is favourable maintained.	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - RSPB Reserves	<u>Aberdeenshire</u> – 2018: 3 sites Hectares – N/A	<u>Aberdeen City</u> 2018: 0 sites hectare – N/A	Insufficient data available to determine the trend.	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - Ancient Woodland	<u>Aberdeenshire</u> – 2018: – 2,584 sites (45,000 hectares)	<u>Aberdeen City</u> 2018: 140 sites hectare – N/A	Insufficient data available to determine the trend.	New development has the potential to put pressure on site	SNHi, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
Country Park	Aberdeenshire 2009: 4 sites (276 ha) 2018: 4 sites	Aberdeen City 2018: 0 sites	No change	New development has the potential to put pressure on site	SNHi accessed in July 2016 http://gateway.snh.gov.uk/sitelink/index.jsp

Area Covered by S.49 Agreement	Aberdeenshire 2018: 2 sites	Aberdeen City 2018: 0 sites	Dee Wetlands. Loch of Strathbeg Goose Management Scheme added in 2018	New development has the potential to put pressure on site	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Reserve	Aberdeenshire 2009: 2 sites (28 hectares) 2018: 2 sites	Aberdeen City 2018: 4 sites	No change	New development has the potential to put pressure on site	SNHi accessed on 2/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Quality and availability of public open space in urban and rural areas	Data for Aberdeenshire Councils Open Space Audit was not available.	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Revised standards for open space could encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments. This detail is likely to be taken forward through the local development plan and supplementary guidance.	Aberdeen City Council (2010) Open Space Audit

<p>How Policy E1 "Natural heritage" is applied to Planning Applications</p>	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 304 ○ Approved: 280 ○ Refused: 24 ○ Departures: 1 ○ Appeals: 0 	<p>No data</p>	<p>Planning applications are largely being determined in accordance with the policy. A departure was allowed as compensatory planting would replace the loss of and extend the life of the ancient woodland</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p>
<p>How proposals within the green belt and coastal zone are applied to Planning Applications (policy R1 Special Rural Areas)</p>	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 196 ○ Approved: 180 ○ Refused: 16 ○ Departures: 6 ○ Appeals: 3 	<p>No data</p>	<p>Planning applications are largely being determined in accordance with the policy. Social and economic benefits were cited as the reasons in most cases for allowing houses in the countryside and that a livery business is an enterprise appropriate to the countryside.</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p>
<p>How the protection of trees under Policy PR1 "Protecting</p>	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 133 ○ Approved: 116 ○ Refused: 27 	<p>No data</p>	<p>No relating to trees. Policy E1 was applied to development affecting ancient</p>	<p>As Policy PR1 applies to water quality, mineral loss, open space, trees and prime</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p>

important resources" is applied to Planning Applications	oDepartures: 2 oAppeals: 2 allowed		woodland (see above)	agricultural land, it may not be possible to extract data precisely.	
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Appendix 8.3.6: SEA Topic - Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	<p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP.</p> <p>The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.</p>	In Aberdeen there are 27 landscape character areas.	Insufficient data available to determine the trend.	<p>The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours)</p> <p>New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p>	<p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75.</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p>
Special Landscape Areas	Aberdeenshire: 2018: 10 sites	Aberdeen City None. It has the Aberdeen Greenbelt.	Replaced the Valued Views and Areas of Landscape Significance designations	New and cumulative development has the potential to put pressure on these sites.	Supplementary Guidance 9: Special Landscape Areas (2017) https://www.aberdeenshire.gov.uk/planning/plans-and-policies/aberdeenshire-local-development-plan-2017/
How "Landscape character" and Special Landscape Areas in	Applications Received <ul style="list-style-type: none"> • April 2017- April 2018: 368 o Approved: 325 	No data	Planning applications are largely being	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

Policy E2 are applied to planning applications	<ul style="list-style-type: none"> oRefused: 43 oDepartures: 0 oAppeals: 1 allowed 		determined in accordance with the policy. Appeal related to noise.		
How "Public open space" under Policy P2 is applied to Planning Applications	<p>Applications Received</p> <ul style="list-style-type: none"> • April 2017- April 2018: 57 oApproved: 49 oRefused: 8 oDepartures: 0 oAppeals: 0 allowed 	No data	Planning applications are being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)
Percentage Greenspace type (primary codes only)	<p>Aberdeenshire: Total greenspace in urban area: 42%</p>	<p>Aberdeen: 54%</p>	Average trend is 54% across urban Scotland.	<p>Aberdeenshire is one of six councils where greenspace cover is less than 50% of the urban land area. This includes private green space.</p> <p>Ongoing conflict between how maintenance and quality is open space is perceived – Maintenance, grass cutting vs. allowing some open space to develop into semi-natural vegetation so as to enhance biodiversity.</p>	<p>Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspace_report_010218.pdf (Accessed 7 March 2018)</p>

• Public Park and Garden	2018 – 1%	2018- 8%	Insufficient data available to determine the trend.	Same as above	Same as above
• Private Garden	2018 – 28%	2018 – 27%	Insufficient data available to determine the trend.	Same as above	Same as above
• School Grounds	2018 – 2%	2018 – 2%	Insufficient data available to determine the trend.	Same as above	Same as above
• Institutional Grounds	2018 – 1%	2018 – 2%	Insufficient data available to determine the trend.	Same as above	Same as above
• Amenity Residential or business	2018 – 23%	2018 – 31%	Insufficient data available to determine the trend.	Same as above	Same as above
• Play space	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Playing Fields	2018 – 2%	2018 – 2%	Insufficient data available to determine the trend.	Same as above	Same as above

• Golf Course	2018 – 7%	2018 – 6%	Insufficient data available to determine the trend.	Same as above	Same as above
• Tennis Course	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Bowling Green	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Other Sports facility	2018 – 1%	2018 – 2%	Insufficient data available to determine the trend.	Same as above	Same as above
• Natural total	2018 – 31%	2018 – 14%	Insufficient data available to determine the trend.	Same as above	Same as above
• Allotments or community growing space	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Religious grounds	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above

• Cemetery	2018 – 1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Camping or caravan park	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	Same as above	Same as above
• Land use changing	2018 – 3%	2018 – 5%	Insufficient data available to determine the trend.	Same as above	Same as above

Appendix 8.3.7: SEA Topic - Material Assets

SEA Indicator	Quantified information	Comparators and Trends	Issues/constraints	Data source(s)	
Council tax Band D	Aberdeenshire 2011/12 - £1,141 2016/17 - £1,141 2017/18 -£1,170 2018/19 - £1,205	Aberdeen 2011/12 - £1,230. 2016.17 - £1,230. 2017/18 - £1,230 2018/19 - £1,267	After several years of no change, charges are now increasing annually	Government policy on keeping household costs down affects how much councils can charge	Aberdeenshire Council https://www.aberdeenshire.gov.uk/council-tax/charges/ Aberdeen City Council https://www.aberdeencity.gov.uk/services/council-tax/view-council-tax-bands
Household tenure – owner occupied	Aberdeenshire 2012/13 – 73% 2016 – 77%	Aberdeen 2012/13 – 55% 2016 – 58%	Increasing proportion of owner-occupied housing in City and Shire although it is higher in the Shire	House prices for first time buyers may be a constraint as is the general economic climate	Source: Scottish Survey Core Questions (SSCQ) 2016 http://www.gov.scot/Topics/Statistics/About/Surveys/SSCO/
Household tenure – social rent	Aberdeenshire 2012/13 – 16% 2016 – 12%	Aberdeen 2012/13 – 26% 2016 – 22%	Low compared those living in their own homes and decreasing over time	Availability of funding for building affordable housing	Same as above
Household tenure – private rent	Aberdeenshire 2012/13 – 10% 2016 – 10%	Aberdeen 2012/13 –19 % 2016 – 20%	Proportion steady in Aberdeenshire but increasing in City	Probably open market rental values will constrain choice in this sector	Same as above
Public-sector housing stock	Aberdeenshire March 2012 - 12,877 March 2015 - 12,856 2017 – 12,869	Aberdeen March 2012 - 22,740 March 2015 - 22,328 2017 – 22,041	The Stock is falling	Issue is energy efficiency in this sector	Housing Statistics for Scotland - Public sector housing stock http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfs/StockPublicSector
Economic Activity Rates,	Aberdeenshire 2012 - 82.6% 2014-2016- 84.0% 2016 – 82.6% 2017 – 82.3%	Aberdeen 2012 - 83.0% 2014 – 2015 – 80.5% 2016 – 75.2% 2017 – 79.0%	Rising in the Shire but falling in the City Rising in both the City and Shire	Falling oil prices Jan 2016 lowest price per barrel (since 2008) at \$29. Prices have since stabilised with	Same as above Source: Nomis: annual population survey

				overall steady growth experienced since mid-2017.	
Average Gross Weekly earnings (resident based)	Aberdeenshire 2011/12 -£456.7 2014/14 - £482.5 2016 – £570.20 2017 - £566.10	Aberdeen 2011/12 - £574.9 2014/14 - £617.0 2016 - £557.40 2017 - £545.60	Quite high for the City and the Shire compared with national average The Shire remains above the national average in 2017, although by a smaller margin than 2016. The City is now just less (£2.10 per week)	The influence of the oil industry continues to keep wages in the North East. Confidence has grown in the industry again with most stats indicating a positive recovery	Same as above Source: Nomis: annual survey of hours and earnings - resident analysis
Established Housing Land Supply (EHLS) (including small sites)	Aberdeenshire 2016 – 25, 634 2017 - 25, 486 2018 – 25,582	Aberdeen 2016 – 21,271 2017 - 20,651 2018 – 21.052	Established supply generally decreases as sites are built but has increased in last year due to additional allocations in the 2017 ALDPs	Part of the overall land supply is classed as constrained	Aberdeen City and Aberdeenshire Housing Land Audit 2016, 2017, 2018
EHLS on Greenfield (Aberdeen Housing Market Area)	Aberdeenshire 2016 – 94% 2017 - 94% 2018 – 92%	Aberdeen 2016 – 86% 2017 - 86% 2018 – 82%	Slight decrease	See below	Same as above
EHLS on Brownfield (Aberdeen Housing Market Area)	Aberdeenshire 2016 – 6% 2017 - 6% 2018 – 8%	Aberdeen 2016 – 14% 2017 - 14% 2018 – 18%	Slight increase	Most brownfield sites only enter the land supply once they have consent so the true proportion likely to be higher than this.	Same as above
Constrained Housing Land Supply	Aberdeenshire 2016 – 6,808 2017 - 7,083 2018 – 7,228	Aberdeen 2016 – 3,020 2017 - 2,915 2018 – 1,955	Falling in the City but rising in the Shire.	Aberdeenshire sites more affected by recent economic downturn.	Same as above

				Continued progress on large City sites.	
5 – year effective housing land supply (including small sites)	Aberdeenshire 2016 – 8,112 2017 - 7,727 2018 – 8,288	Aberdeen 2016 – 6,648 2017 - 6,631 2018 – 7,451	Increasing in both City and Shire due to progress on large sites and new ALDP allocations	Some uncertainty over future market demand	Same as above
Effective Units Programmed Beyond Year 5	Aberdeenshire 2016 – 10,714 2017 - 10,678 2018 – 10,066	Aberdeen 2016 – 11,603 2017 - 11,105 2018 – 11,637	Falling in Aberdeenshire but rising in the City	More Aberdeenshire sites moved to constrained supply this year reflecting market demand	Same as above
Housing completions	Aberdeenshire 2015 – 1,304 2016 – 1,133 2017 - 885	Aberdeen 2015 - 795 2016 – 833 2017 - 1,174	Falling in Aberdeenshire but rising in the City	More difficult market situation in Aberdeenshire at present	Same as above

Appendix 8.3.8: SEA Topic - Population

SEA Indicator	Quantified information	Comparators targets	and Trends	Issues/constraints	Data source(s)
Population Projection 2016-based	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 262,190 • 2017 – 264, 047 • 2018 – 266,078 • 2019 – 268,163 • 2021 - 272,019 • 2026 - 273,956 • 2031 - 287,442 	Aberdeen <ul style="list-style-type: none"> • 2016 - 229,840 • 2017 – 231,248 • 2018 – 232,557 • 2019 – 233,521 • 2021 - 234,884 • 2026 - 237,169 • 2031 - 239,548 	The projections show increasing population in the City and the Shire	It has implication for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources	National Records of Scotland (2018). Population Projections for Scottish Areas (2016-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2016-based Accessed on 2 July 2018
Household projections (based on 2014)	Aberdeenshire <ul style="list-style-type: none"> • 2014 – 108,381 • 2019 – 114,391 • 2024 – 120,276 • 2029 – 125,814 • 2034 – 130,761 	Aberdeen <ul style="list-style-type: none"> • 2014 – 105,287 • 2019 – 109,846 • 2024 – 114,880 • 2029 – 119,987 • 2034 – 130,370 	The projections show increasing households in the City and the Shire	Same as above	National Records of Scotland (2018). Household Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections Accessed on 2 July 2018
Average Household size (2017 data)	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 2.38 • 2014 – 2.38 • 2015 – 2.37 • 2016 - 2.35 • 2017 – 2.34 	Aberdeen <ul style="list-style-type: none"> • 2013 – 2.08 • 2014 – 2.09 • 2015 – 2.10 • 2016 – 2.07 • 2017 – 2.04 Scotland 2017 – 2.16	The projections show falling household size in the City and the Shire. However, Aberdeenshire is above the Scottish average.	Same as above	National Records of Scotland (2018). Estimates of Households and Dwellings in Scotland, 2017 (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2017 Accessed on 2 July 2018

Population Change	<p>Aberdeenshire 2014 – 260,530 2015 - 261, 960 2016 - 262,190</p> <p>Change % change (2014-15) 0.5% % change (2015-16) 0.09% % change projected for 2019 (4.1%)</p>	<p>Aberdeen 2014 – 228,920 2015 – 230, 350 2016 - 229,840</p> <p>Change % change (2014-15) 0.6% % change (2015-16) - 0.22% Change projected for 2019 (3.8%)</p>	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition	Components of population change by administrative area,	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=71874&slD=3365</p> <p>https://www.nrscotland.gov.uk/files//statistics/population-estimates/mid-year-2016/16mype-cahb.pdf Accessed on 15 January 2018</p>
Population Structure	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • 00-15 -18.7% • 16-24 – 9.7% • 25-44 – 25.1% • 45-64 – 28.8% • 65+ - 17.8% 	<p>Aberdeen</p> <ul style="list-style-type: none"> • 00-15 -14.7% • 16-24 – 14.4% • 25-44 – 32.3% • 45-64 - 23.7% • 65+ - 14.9% 	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population.	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=71874&slD=3365</p>
Population density	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • Area – 6313km² • 2015 - 41 • 2016 – 41.9 • 2017 – 42.3 • 2018 – 42.6 	<p>Aberdeen</p> <ul style="list-style-type: none"> • Area – 186 Km² • 2012 – 1187 • 2015 – 1,242 • 2016 – 1,250 • 2017 – 1,259 • 2018 – 1,268 	The density is higher in the city than the shire Both densities have risen over time	There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City	<p>Computed from</p> <p>National Records of Scotland (2018). Population Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2014-based/detailed-tables Accessed on 10 January 2018</p>

Appendix 8.3.9: SEA Topic - Human Health

SEA Indicator	Quantified information	Comparators and Trends	Issues/ constraints	Data source(s)	
Life expectancy at birth (years)	<p>Aberdeenshire:</p> <p>Male</p> <ul style="list-style-type: none"> • 2002-2004 -79.4 • 2012-2014 -76.3 • 2014-2016 – 79.2 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 -80.8 • 2012-2014 -82.3 • 2014-2016 -82.4 	<p>Aberdeen</p> <p>Male</p> <ul style="list-style-type: none"> • 2002-2004 – 74.4 • 2012-2014 – 76.8 • 2014-2016 - 76.4 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 – 79.9 • 2012-2014 – 80.1 • 2014-2016 – 80.8 	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. The Shire is faring much better than the City. In both the City and the Shire female life expectancy is much higher	Increasing life expectancy has longer-term cost implications for local authorities for service provisions for ageing population.	<p>National Records of Scotland (2018). <i>Life Expectancy for areas in Scotland</i>, [Online] Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/life-expectancy/life-expectancy-in-scottish-areas</p> <p>(Accessed 10 January 2018)</p>
Life expectancy at 65 years	<p>Aberdeenshire</p> <p>male</p> <ul style="list-style-type: none"> • 2012-2014 –17.1 • 2014-2016 - 18.3 <p>female</p> <ul style="list-style-type: none"> • 2012-2014 – 18.5 • 2014-2016 – 20.3 	<p>Aberdeen</p> <p>male</p> <ul style="list-style-type: none"> • 2012-2014 – 18.4 • 2014-2016 – 16.9 <p>female</p> <ul style="list-style-type: none"> • 2012-2014 – 20.2 • 2014-2016 – 19.7 	Insufficient data available to determine the trend.	Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.	Same as above
Care home place for Adults	<p>Aberdeenshire</p> <p>2012- 2,061</p> <p>2015 - 2,129</p>	<p>Aberdeen</p> <p>2012 -2,036</p> <p>2015 - 1,769</p>	No significant trend	Ageing population and disability will put pressure on resources	<p>Aberdeen City Council (2016) Behind the Granite: Aberdeen Key Facts 2016 Available http://www.aberdeencity.gov.uk/tourism_visitor_attractions/tourists_visitors/statistics/BTG_2016_Care_and_Protection.asp</p> <p>(Accessed 11 July 2016)</p>

Children looked after by LA	Aberdeenshire 2010 -496 2011- 498 2014 – 403	Aberdeen 2010 -690 2011- 642 2014 – 577	Things are improving in the City and the Shire	Pressure on Government and LA resources	Same as above
Children on child protection register	Aberdeenshire 2009 - 81 2010 -51 2011- 68 2014 – 68	Aberdeen 2009 - 180 2010 - 119 2011- 96 2014 - 73	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011	Pressure on Government and LA resources	Same as above
All crimes recorded by police	Aberdeenshire 2013/14 - 6,836 2014/15- 5,681	Aberdeen 2013/14 - 15,390 2014/15- 13,912	Things are improving	Crime and fear of crime can affects people's quality of life	Same as above
Fuel poor	Aberdeenshire 2009-11 -35% 2012-14 - 39%	Aberdeen 2009-11- 23% 2012-14 - 29%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Income support	Aberdeenshire Feb 2012 -2980 Feb 2015- 1,310	Aberdeen Feb 2012 -4420 Feb 2015 - 1,770	No trend collected	Pressure on Government and LA resources	Same as above
Unemployment benefit claimants Figures (%)	Aberdeenshire 1/2015 - 1,080 (0.7) 1/2016 - 2,025 (1.2) 5/2016 – 2,470 (1.5) 11/2017 1, 965 (1.2)	Aberdeen 1/2015 - 1,635 (1.0) 1/2016 - 2,710 (1.7) 5/2016 – 3,405 (1.5) 11/2017 – 3,160 ((2.0)	Rising in Aberdeen City and the Shire but begins to fall by November 2017. The figures are lower than Scottish average	The down turn in the oil market may be the cause of rising unemployment	https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempocc https://www.nomisweb.co.uk/reports/lmp/la/1946157406/printable.aspx Accessed 10 January 2018

Most deprived data zones – SIMD in most deprived 15%	Aberdeenshire 2009 - 5 2012 – 5 2016 - No data	Aberdeen 2009 - 28 2012 – 22 2016 - No data	Falling	Pressure on Government and LA resources	Aberdeen City Council (2016) Behind the Granite Aberdeen City Key Facts 2016
Incapacity benefit	Aberdeenshire 2012 – 3810 2015 – 230 2016 – 7,040	Aberdeen 2012– 4840 2015 – 230 2016 – 8,620	Not clear 2016 is for ESA and incapacity benefits	Pressure on Government and LA resources	https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempocc Accessed 10 January 2018
Footpaths	Aberdeenshire Core paths improved/developed: <ul style="list-style-type: none"> • 2008-2009: 12200m (new 8000m) • 2009-2010: 17600m (new 5860m) • 2010-2011: 947m (new 8637m) • 2011-2012: 23295m (11495m) • 2012-2013: No data • 2013-2014: 5473m (new: 635m) • 2015-2015: 8845m (new 4565m) • 2015-2016: 7402m (new 900m) • 2016-2017: 4937 (new 0m) Total distances in 2018: <ul style="list-style-type: none"> • Rights of way: 666km • Core paths: 905km • Formartine and Buchan Way: 87km • Deeside Way: 66km • Gordon Way: 18.6km 	Aberdeen No data	Core paths are continuously being improved although this figure lessens in the last 5 years, and the creation of new paths varies.	Permanent loss of paths – mostly down to erosion than new development. Communities are requesting paths to link between coastal communities, but possibilities are limited due to the erosion, cliffs and suitability running alongside the A90 trunk road.	Aberdeenshire Council – Environment Team

Green networks	Aberdeenshire (2018) <ul style="list-style-type: none"> • Banff and Buchan: 107,320sqm / 10.7ha • Buchan: 1,405,584sqm / 140.5ha • Formartine: 1,635,857sqm / 163.5ha • Garioch: 4,585,519sqm 458.5ha • Kincardine and Mearns: 3,783,423sqm / 378.3ha • Marr: 3,685,203sqm / 368.5ha 	Aberdeen No data	No comparisons can be made yet.	Risk of being lost to development, but there is also the opportunity to increase and enhance green networks through new developments.	Aberdeenshire Council GIS overlay Accessed 17/10/2018
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Appendix 8.3.10: SEA Topic - Cultural Heritage

SEA Indicator	Quantified information	Comparators and Trends	Issues/constraints	Data source(s)	
Listed buildings	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 3,715 • 2017 – 3,775 • 2018 – 3,776 	Aberdeen City Listed buildings <ul style="list-style-type: none"> • 2013– 1,212 • 2018 – 1,220 	Increasing	New development also has potential to maintain or enhance cultural sites	Aberdeen City and Shire ALDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeenshire <ul style="list-style-type: none"> • 2013– 228 • 2017 – 268 (68 unlisted) 	Aberdeenshire Aberdeen City <ul style="list-style-type: none"> • 2013 – 26 • 2018 – 29 	Increasing	New development also has potential to maintain or enhance cultural sites	
Conservation Areas	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 42 • 2017 – 41 with another 14 proposed 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 11 • 2018 – 11 	Decrease but forecast increase in short-medium term	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	
Scheduled Monuments	Aberdeenshire <ul style="list-style-type: none"> • 2016 - 552 • 2017 - 552 • 2018 - 553 	Aberdeen City <ul style="list-style-type: none"> • 2016 - 45 • 2018 - 45 	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Historic Environment Scotland
Archaeological Sites and Monuments Record	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 20,413 • 2017 – 20, 584 • 2018 – 21,237 (figure include maritime sites) 	Aberdeen City <ul style="list-style-type: none"> • 2016 - 5,370 • 2018 – 3,561 	Rising in the Shire, falling in the City.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeenshire Council Archaeology Service – Historic Environment Records Database

Gardens and designed landscapes	Aberdeenshire <ul style="list-style-type: none"> • 2013- 27 • 2016 - 34 • 2017 – 34 • 2018 – 28 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 1 • 2016 - 1 • 2018 - 1 	Inchmarlo was de-designated in the ALDP 2017.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Historic Environment Scotland
Battlefields	Aberdeenshire Alford 1645 (year) Barra 1308 Fyvie 1644 Harlaw 1411	Aberdeen City None	No change		http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0
Repair notices served	Aberdeenshire 1 on 18 December 2015	No data	These are rarely used by the Council.	None to report.	
Urgent repair works	Aberdeenshire 1 on 28 April 2016	No data	These are rarely used by the Council.	None to report.	
How Policy HE1 on listed buildings and archaeological site is applied to planning applications	Applications Received <ul style="list-style-type: none"> • April 2017- April 2018: 245 <ul style="list-style-type: none"> ◦ Approved: 235 ◦ Refused: 10 ◦ Departures: 5 ◦ Appeals: 0 	No data	Planning applications are largely being determined in accordance with the policy. Departures related to replacement windows and building of a car park.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)
How Policy HE2 on other protected areas is applied to planning applications	Applications Received <ul style="list-style-type: none"> • April 2017- April 2018: 241 <ul style="list-style-type: none"> ◦ Approved: 230 ◦ Refused: 11 ◦ Departures: 2 ◦ Appeals: 0 	No data	Planning applications are largely being determined in accordance with the policy. Departures related to replacement windows in a conservation area.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

Appendix 8.3.11: Maps

Map 1: Existing woodland

Map 2: Protected sites

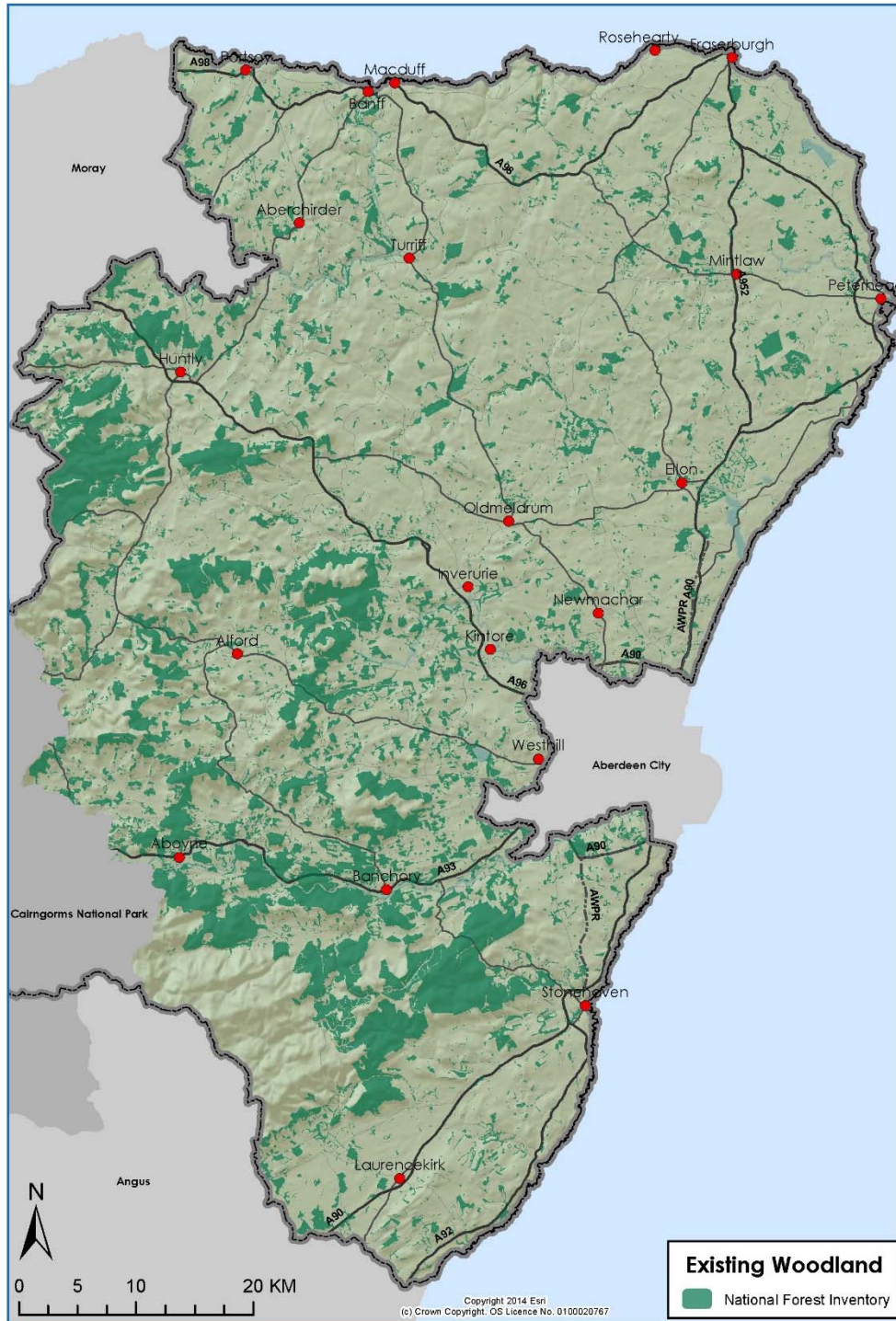
Map 3: Existing settlements and development allocations

Map 4: Prime Agricultural Land

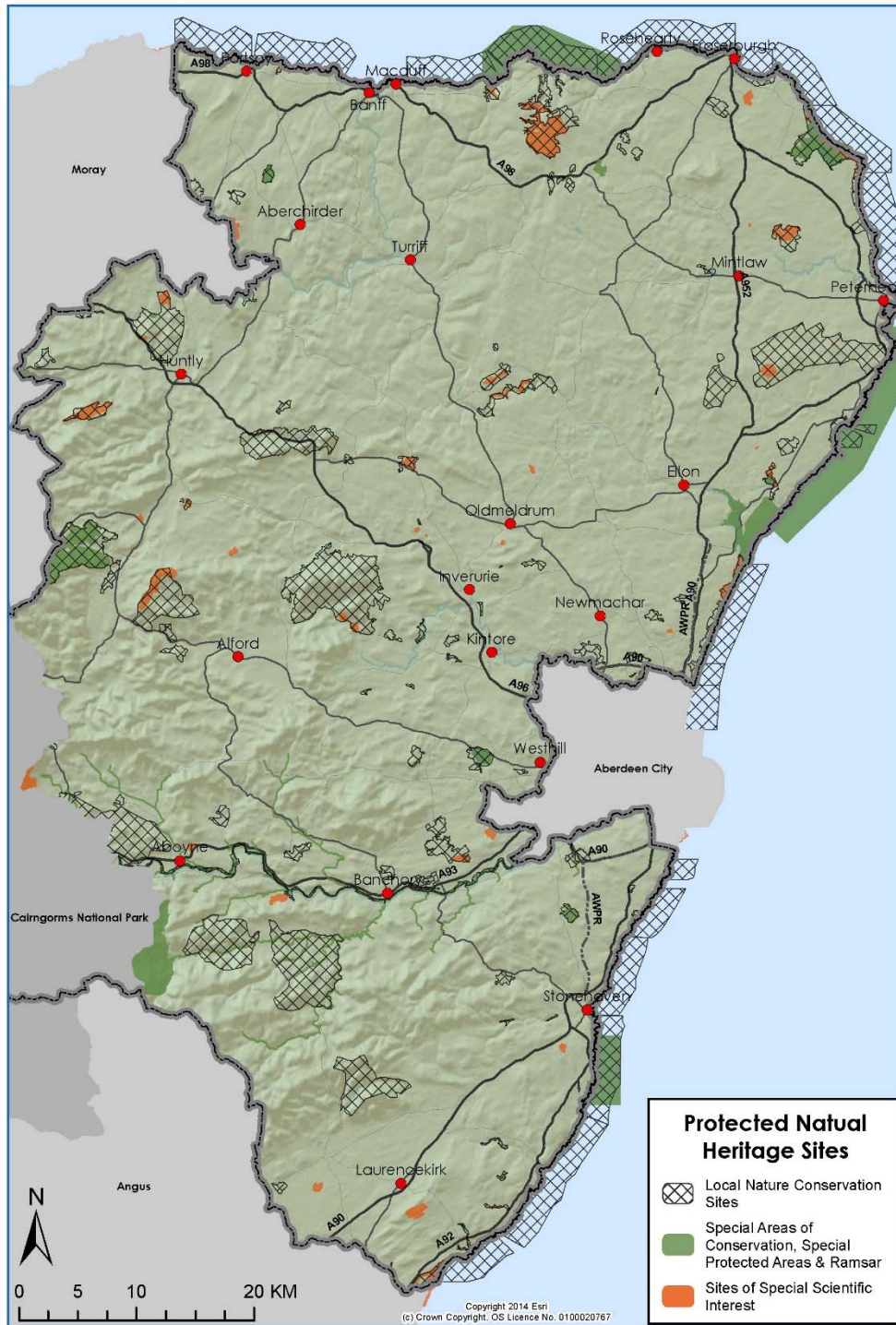
Map 5: Cultural Heritage

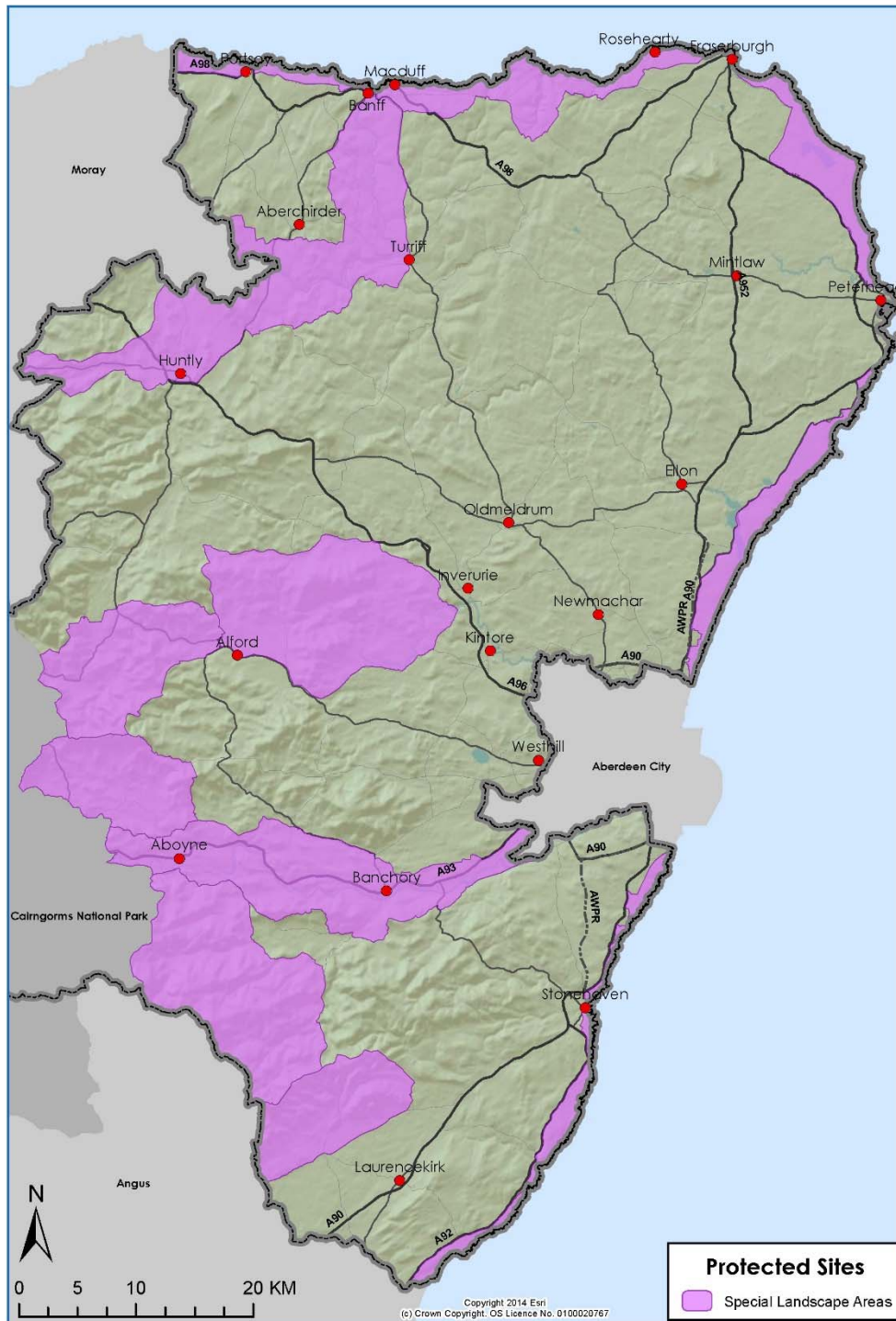
Map 6: Carbon Rich Soils

Map 1: Existing Woodland

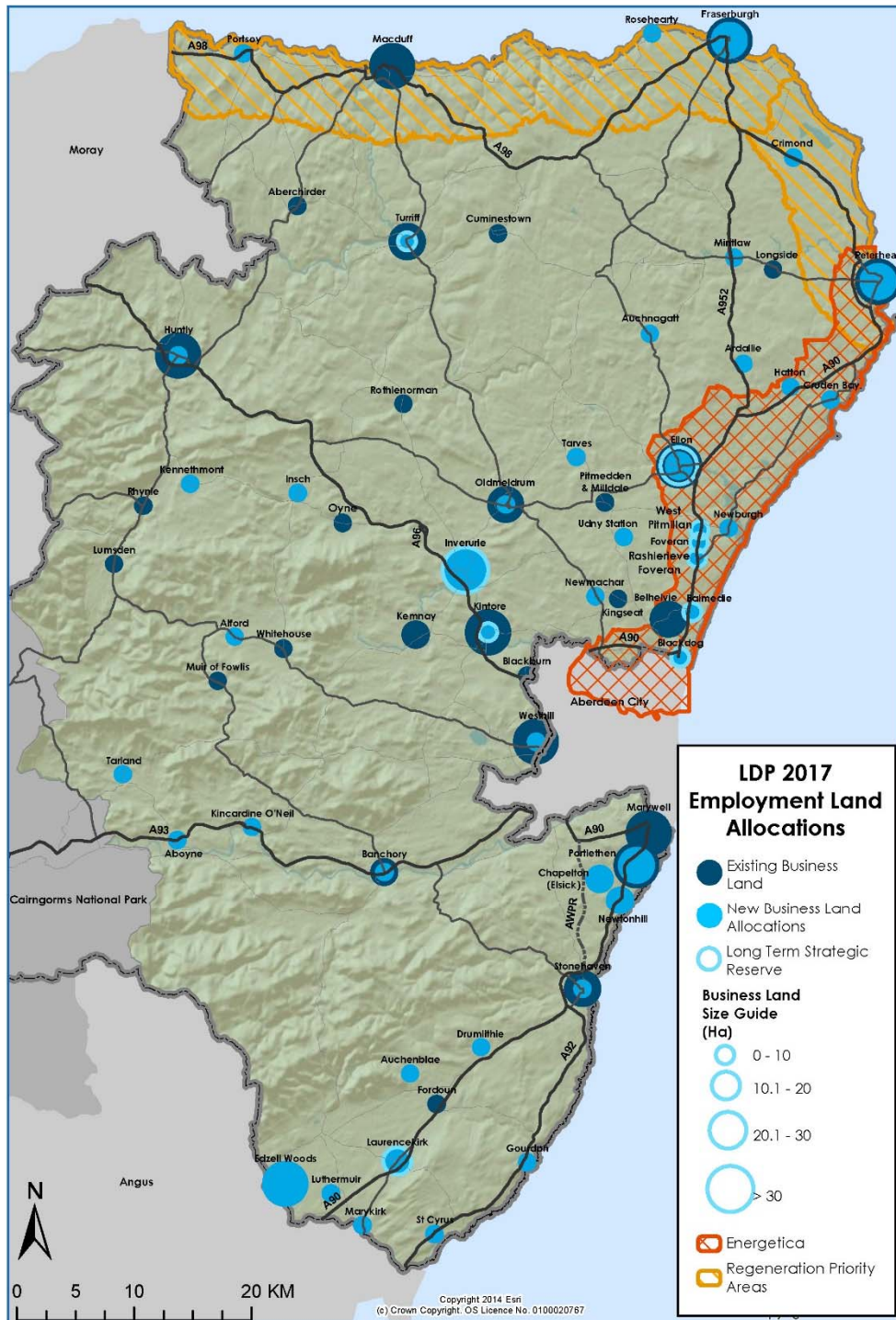


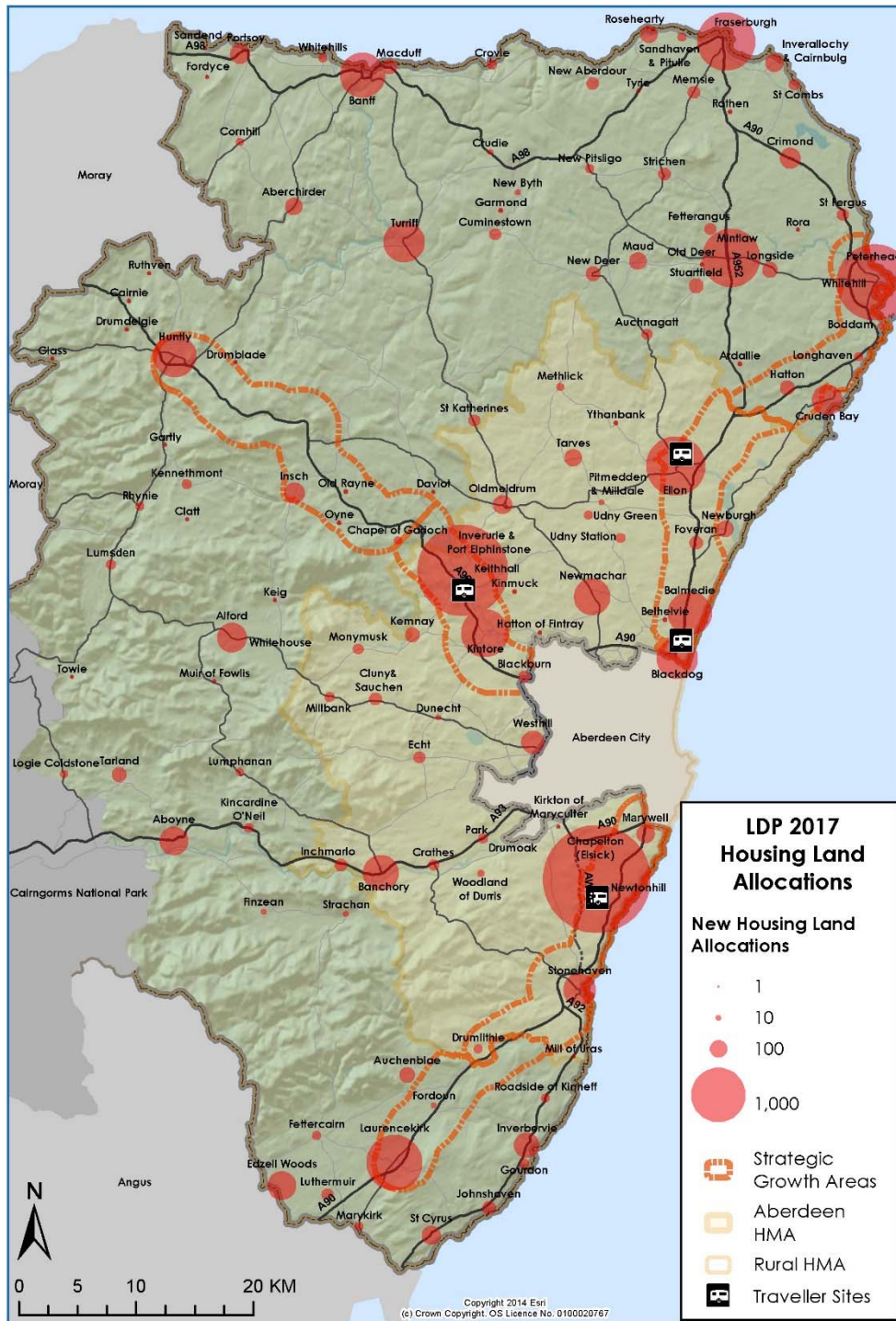
Maps 2a & 2b: Protected natural heritage sites and landscapes (note a number of designations in Map 2a overlay each other at various sites)



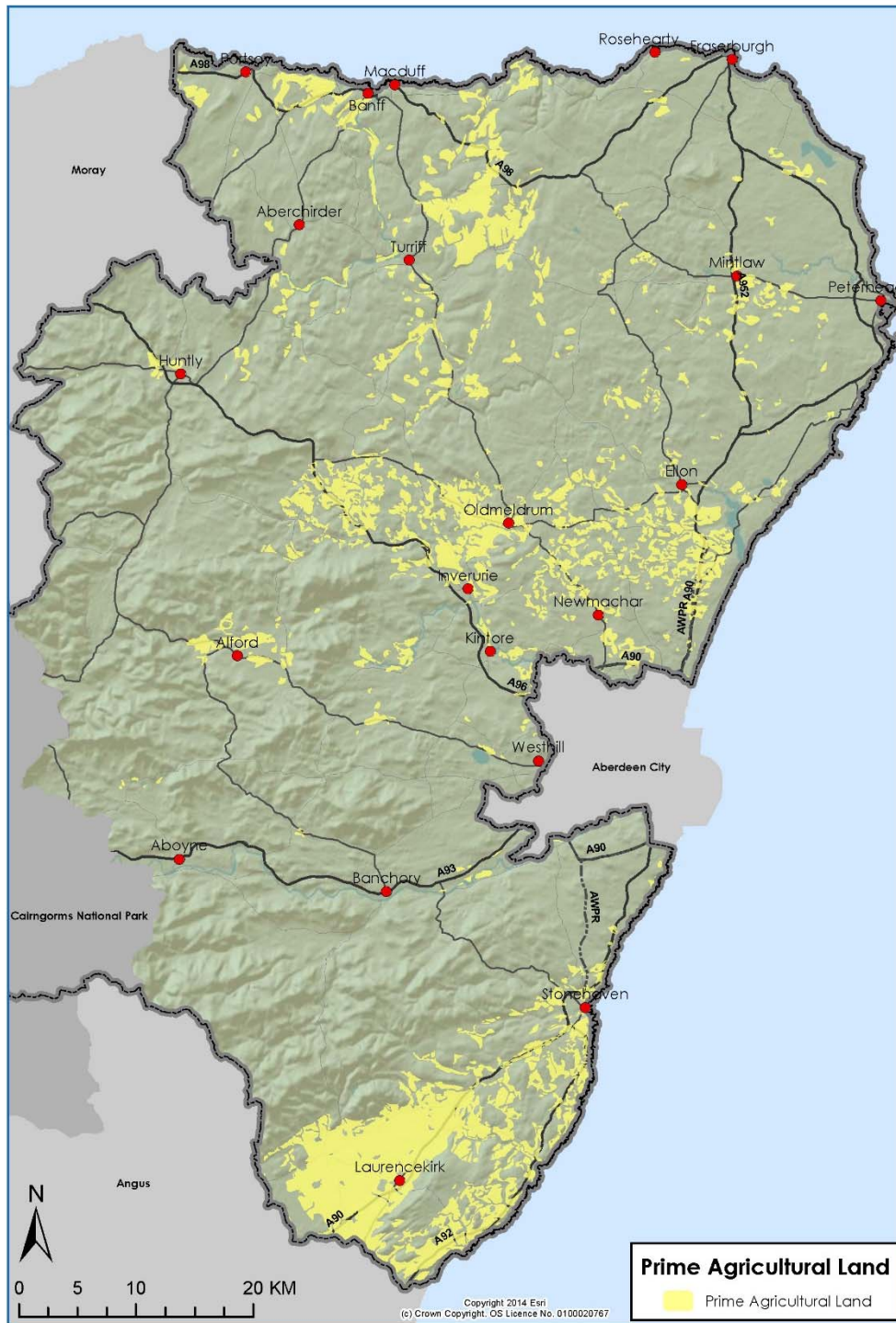


Maps 3a & 3b: Existing employment and housing ALDP allocations

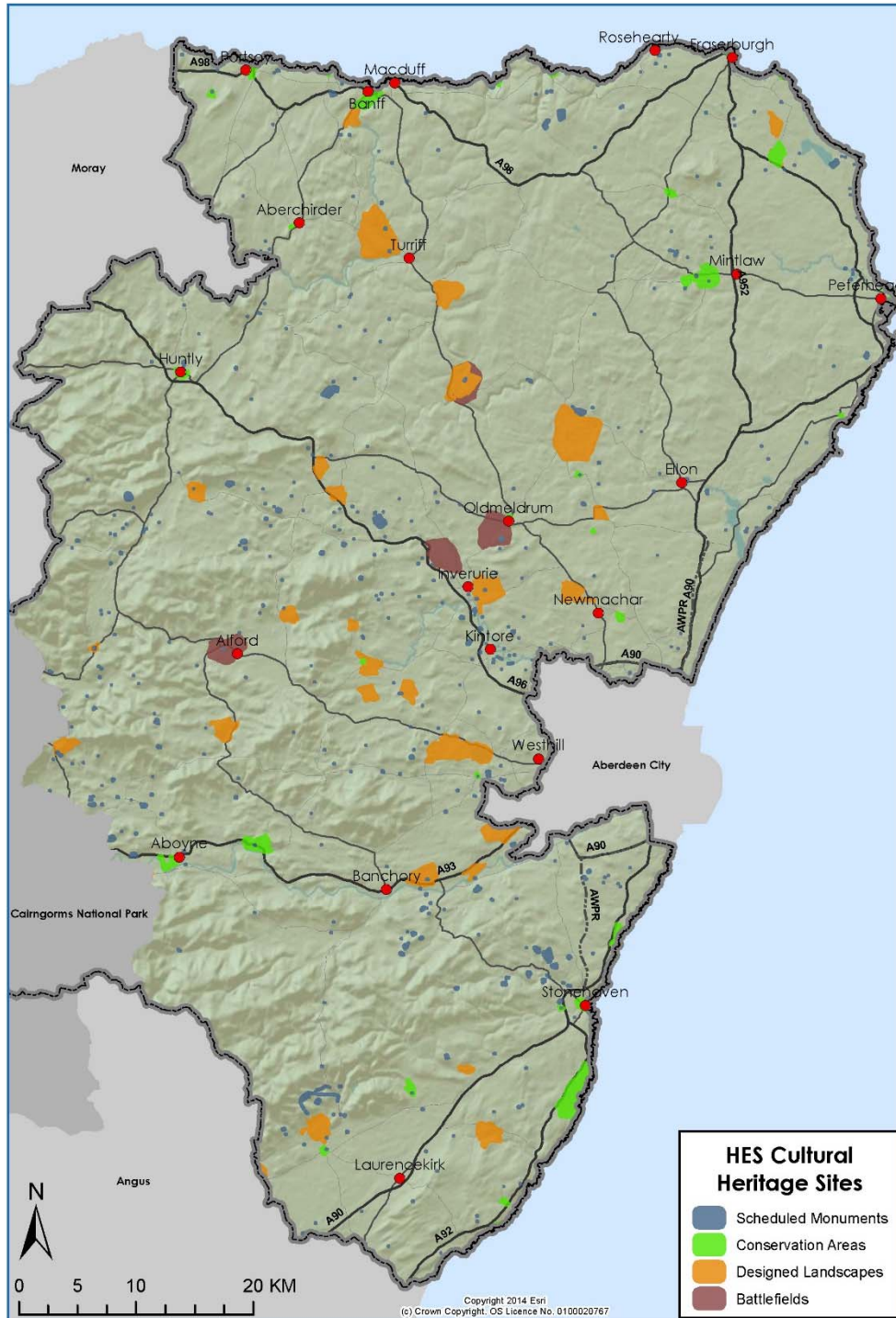


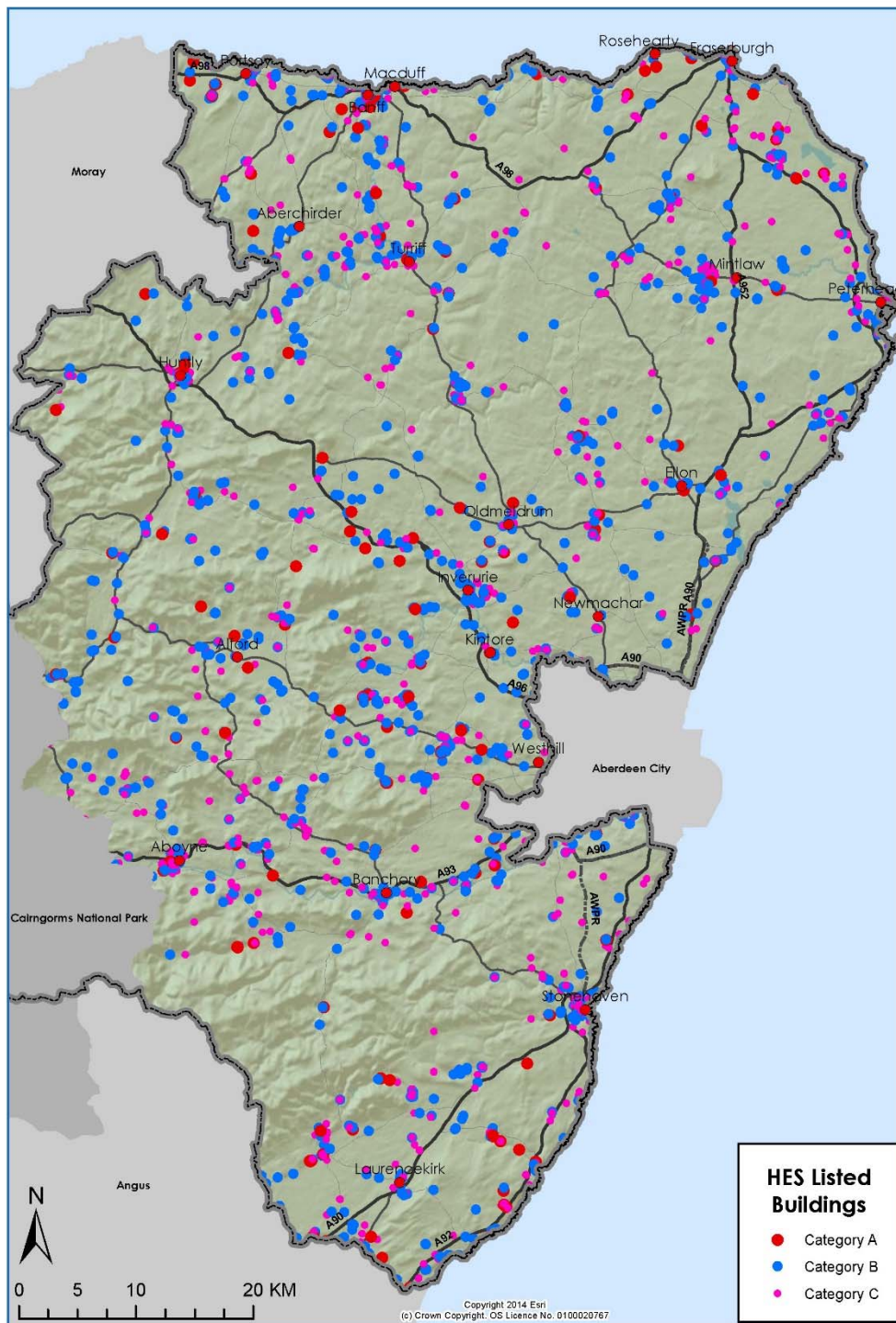


Map 4: Prime Agricultural Land

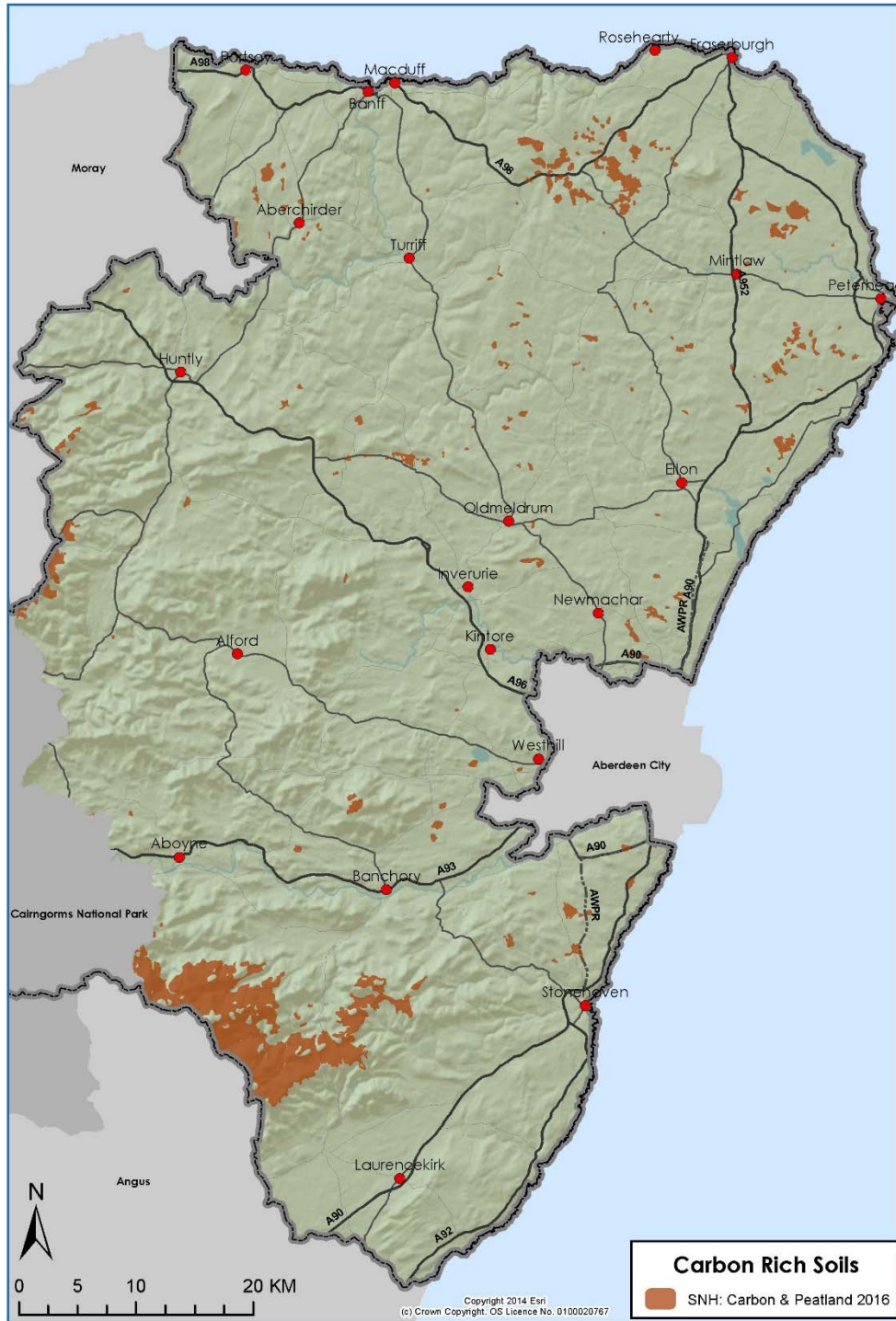


Maps 5a 5b: Cultural Heritage





Map 6: Carbon Rich Soils



Appendix 8.4: Assessment of the ALDP's vision, spatial strategy and policies

8.4.1 Vision

The preferred option is to keep the existing vision statement unchanged, but to provide significantly greater guidance on the value of the vision and how it links together.

A reasonable alternative might be to reduce the weight we would like to give to the vision for the plan to something which is more accessible and less detailed, and make it into a broad statement of intent which has no real use in decision making

Table 8.4.1 Assessment of the vision

Strategy/Policy/ SG:	Vision				
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>The vision presented for the plan is overwhelmingly positive in relation to air quality impacts particularly with the application of the "sustainable development and climate change". Impacts are likely to be medium/long term and permanent.</p>	None proposed	
Water	+	+	<p>Water is a key asset that the vision seeks to protect by protecting assets and resources and in pursuit of climate change objectives. Any effects are likely to be medium/long term and permanent.</p>	None proposed	

Climatic Factors	+	+	"Taking on the challenges of sustainable development and climate change" remains a key element of the vision for the plan Effects are likely to be medium/long term and permanent.	None proposed	
Soil	+	+	Soil is a key asset that the vision seeks to protect by protecting assets and resources and in pursuit of climate change objectives. Any effects are likely to be medium/long term and permanent.	Greater protection could be given to prime agricultural land but this is unlikely to be supported in the plan as it would be contrary to Scottish Planning Policy	
Biodiversity	+	+	Biodiversity is a key asset that the vision seeks to protect by conserving assets and resources and in pursuit of climate change objectives. A specific vision topic of "Creating green network" is also relevant in this context. Any effects are likely to be medium/long term and permanent.	None proposed	
Landscape	+	+	Landscape impacts are protected through promoting good design in new development and specific controls on our best landscapes. Effects are likely to be medium/long term and permanent.	The area controlled by Special Landscape Areas could be increased but already a significant part of Aberdeenshire is given this protection and it would be difficult to justify its	
Material Assets	+	+	In the vision transport is specifically identified as a material asset that requires to be safeguarded. Sustainable mixed communities are also promoted. Impacts are likely to be Medium / long term and permanent.	None proposed	
Population	+	+	Promotion of mixed communities remains a key element of the vision. Issues such as the promotion of a mix of housing tenures and types is highlighted in the vision. Effects are likely to be medium/long term and permanent.	None proposed	

Human Health	+	+	The vision promotes the creation of open space and new pathways, maintaining green network links between areas and promoting recreational sites. Development in regeneration areas is also encouraged. Effects are likely to be medium/long term and permanent.	None proposed	
Cultural Heritage	+	+	Cultural heritage is an asset that the plan seeks to conserve and enhance. Effects are likely to be medium/long term and permanent	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

8.4.2 Spatial Strategy

The preferred option is to remove the sections within the spatial strategy which refer to the six different administrative areas in Aberdeenshire and, instead to give a wider context to the settlement strategy as it applies over the whole area.

A reasonable alternative would be to keep the statements for each administrative area as a form of promotion and marketing to attract business interests to locate in these areas. Other documents produced by the Council achieve this aim.

Table 8.4.2 Assessment of the Spatial Strategy

Strategy/Policy/ SG:	Spatial Strategy				
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	-	-	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>The settlement strategy will result in significant new development in air hotspots in Ellon and Oldmedrum. However, the spread of development in the strategic growth areas is a positive adaptation. The scale of rural development being promoted is likely to add to local air quality issues. In all cases the effects are likely to be medium/long term and permanent.</p>	Mitigation could be achieved through reducing the scale of development promoted, and the housing land requirement sought. This would require development offset to other locations which may not have air quality issues but otherwise underperform in a land use planning context.	No impact to raise effects above a negative effect
Water	+	+	The spatial strategy is unlikely to have an impact on issues of water quality due to the need for foul water drainage and SUDs for surface water disposal. In all cases the effects are likely to be medium/long term and permanent	None proposed. Development is obliged through policy to have a neutral effect on water quality issues.	No impact

Climatic Factors	+	+	The spatial strategy promotes developments in major towns and settlements within Strategic Growth Areas, mitigating climatic effects through promoting modal shifts and reducing the need to travel. The effects are likely to be medium/long term and permanent	None proposed. Modification of the policies to promote all development in a small number of locations to minimise climatic impacts is possible but would not deliver homes and businesses according to the needs of the community.	No Impact
Soil	0	0	In some places the spatial strategy may lead to the loss of prime agricultural land. Development is also promoted on sites that may be subject to coastal flooding. Effects are likely to be medium/long term and permanent	Mitigation through the identification of greater amounts of brownfield land could be promoted, but only at the risks of no development coming forward at all due to the additional costs associated with brownfield development over green field development. Likewise there is no guarantee that brownfield land will come forward, even if identified for development. Loss of prime agricultural land is acceptable in some circumstances	No Impact
Biodiversity	0	0	Identification of sites for new development is a matter for the settlement bids process. Policies and practice suggest that ancient, long-established, and semi-natural woodland, wildlife corridors, and other biodiversity enhancement measures will be required. Effects are likely to be medium/long term and permanent.	None proposed	
Landscape	0	0	None of the settlements identified for new growth sit within special landscape areas. Effects are likely to be medium/long term and permanent.	None proposed	
Material Assets	+	+	In every case development is promoted in locations that will enhance existing material assets. Effects are likely to be medium/long term and permanent.	Promotion of a different settlement strategy is likely to detract in the material assets supported in one particular location.	No Impact

Population	+	+	Development is promoted in high demand areas to ensure it will be delivered. The specific composition of the bids will determine the impacts on population. We believe that effects are likely to be medium/long term and permanent.	None proposed	
Human Health	0	0	The spatial strategy will have no impact on human health issues. We believe that effects are likely to be medium/long term and permanent.	None proposed	
Cultural Heritage	+	+	The spatial strategy will have no impact on cultural heritage issues. Allocations made in the plan avoid cultural heritage areas. Existing policies provide protection to ancient monuments and cultural sites. We believe that effects are likely to be medium/long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

8.4.3 Policies and supplementary guidance

Tables 8.4.3 to 8.4.44 show the predicted effects of the preferred and alternative ALDP policies and supplementary guidance on the environment.

Shaping Business

Shaping Business development – Policy B1 Employment and business land and Policy B2 Town centre and office developments

Main Issue 4

The preferred option would be to provide clarity that use-classes 10 and 11 of the Schedule associated with the Town and Country Planning (Use Classes) (Scotland) Order 1997 could be considered for Business Land and Employment land allocations, provided the obligations of the Town Centres First principles are applied.

The alternative option would be to maintain the plan as it is, and to deal with such applications as departures to the plan

Table 8.4.3 Assessment of the policies and supplementary guidance – Policy B1

Strategy/Policy/ SG:		Shaping Business development – Policy B1 Employment and business land			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>Proposals in this policy limit the location of heavy goods vehicles to key transport routes and interchanges. It seeks to segregate industrial uses from homes. Effects are likely to be medium/long term and permanent</p>	Bad neighbour or noxious developments are not specifically controlled by planning policy	No change. These development types are rare within Aberdeenshire and should be treated as
Water	0	0	No adverse impacts on water quality are anticipated from business land allocations as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed	
Climatic Factors	0	0	No climate impacts are anticipated from this type of development. Development is directed to well-connected settlements with adequate services. Effects are likely to be medium/long term and permanent.	None proposed	
Soil	0	0	No new development is proposed on prime agricultural land. Likewise development is not promoted on areas that may flood. Effects are likely to be medium/long term and permanent.	None proposed	

Biodiversity	+	+	Development is directed to locations which are not identified wildlife sites. All development has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	None proposed	
Landscape	0	0	No employment land allocations are made on protected landscapes and all existing designations are outwith sensitive areas. Effects are likely to be medium/long term and permanent.	None proposed	
Material Assets	+	+	Business land development adds to the assets of each town that they are located within. Effects are likely to be medium/long term and permanent.	None proposed. The modifications proposed to the policy augments the positive impacts of Material assets	No change
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed	
Human Health	0	0	There are no effects on human health. Effects are likely to be medium/long term and permanent.	None proposed	
Cultural Heritage	0	0	There are no impacts on cultural heritage. Effects are likely to be medium/long term and permanent	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B2 Town centre and office developments

The Main Issues Report did not identify any main issues affecting this site. Only a minor amendment is proposed requiring sites next to a town centre to be connected to it via a footpath.

Alternative policy may be promoted following a review of responses to consultation on the Main issues Report.

Table 8.4.4 Assessment of the policies and supplementary guidance – Policy B2

Strategy/Policy/ SG:		Shaping Business development – Policy B2 Town centre and office developments			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>The policy promotes high footfall generating uses in one location, minimising the impacts of travel on air pollution. Effects are likely to be medium/long term and permanent</p>	None proposed	
Water	0	0	<p>No adverse impacts on water quality are anticipated development in town centres as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.</p>	None proposed	
Climatic Factors	0	0	<p>Impact of the movement of people is minimised to selected and concentrated areas where there are adequate services. Effects are likely to be medium/long term and permanent.</p>	None proposed	

Soil	0	0	No new development is proposed on prime agricultural land. Likewise development is not promoted on areas that may flood which is Effects are likely to be medium/long term and permanent.	None proposed	
Biodiversity	0	0	All new construction has to contribute to enhancing biodiversity through their development. Policies which promote brownfield development in town centres are likely to suffer restrictions in their capacity to enhance biodiversity. Effects are likely to be medium/long term and permanent.	None proposed	
Landscape	+	+	Promotion of the redevelopment of town centres enhances urban landscapes. Effects are likely to be medium/long term and permanent.	None proposed	
Material Assets	+	+	The town centre is a significant asset for a town and its conservation and enhancement is likely to add to the town itself. Effects are likely to be medium/long term and permanent.	None proposed	
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed	
Human Health	0	0	Directing new high footfall developments to town centres promotes active travel, with a subsequent impact on human health. Effects are likely to be medium/long term and permanent.	None proposed	
Cultural Heritage	+	+	The policy promotes the re-use of culturally important parts of our townscapes. Effects are likely to be medium/long term and permanent	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B3 Tourist Facilities

Main Issue 5

The preferred option would be to maintain the plan as it is and to deal with major new developments on sites unrelated to settlements (e.g. a visitor centre next to a castle) as departures to the plan.

The alternative option 1 would be to expand the text of the policy to include an opportunity for major new developments on sites unrelated to settlements but with a strong association with an existing physical characteristic of a site (such as a listed building or ancient monument).

A further alternative option 2 would be to amend the plan to specifically prohibit tourism facility development in areas not well related to settlements in the plan.

Table 8.4.5 Assessment of the polices and supplementary guidance – Policy B3

Strategy/Policy/ SG:		Shaping Business development – Policy B3 Tourist Facilities			
SEA Topics	Preferred option	Alternatives	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>Air quality is not impacted upon by tourist facilities close to settlements</p>	Major new developments on sites unrelated to settlements but with a strong association with an existing physical characteristic of a site (such as a listed building or ancient monument) is likely to increase impacts on air quality.	- (alternative option 1)

Water	0	0	No adverse impacts on water quality are anticipated as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed	
Climatic Factors	0	0	Developments will be required to adequately mitigate the potential impacts of traffic from their development by provision of active travel routes to their facility.	The removal of the requirement for facilities to be closely related to settlements will have a negative effect on climate change issues	- (alternative option 1)
Soil	?	?	Only in exceptional circumstances will development be permitted on prime agricultural land. Effects are likely to be medium/long term and permanent.	Circumstances where soils are impacted upon will be very rare and best dealt with on an ad hoc basis	No change
Biodiversity	0	0	All new construction has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	The alternative option 1 may impact upon biodiversity resources (when facilities are proposed adjacent to such sites). Other policies in the plan guard against such impacts.	No change
Landscape	0	0	Applying policy E2 Landscape provides a context for ensuring design is likely to be acceptable. This is the case even when the preferred option for tourist development is implemented, despite potentially wider impacts	None proposed	
Material Assets	0	0	The policy promotes the form of development in the areas identified and has limited impact on material assets Effects are likely to be medium/long term and permanent.	None proposed	
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed	
Human Health	0	0	There are no effects on human health. Effects are likely to be medium/long term and permanent.	None proposed	

Cultural Heritage	0	0	The policy and alternatives promote the long term and permanent conservation of built heritage assets that may also serve as a tourist facility	Both opportunities for long term re-use of cultural heritage and greater impacts on that heritage may arise. Policies in the plan guard against such impacts except in "exceptional" circumstances.	No change
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B4 Special development areas

Main Issue 6

The preferred option would be to retain the “Regeneration Priority Area” from the plan as it has had insufficient time to be shown to be a successful policy instrument.

The alternative option would be to delete the “Regeneration Priority Areas” from the Local Development Plan to promote town centre development in the four regeneration areas.

Table 8.4.6 Assessment of the policies and supplementary guidance – Policy B4

Strategy/Policy/ SG:		Shaping Business development – Policy B4 Special development areas			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0	0	The policy promotes a form of development in areas that have been identified as having special needs. It does not promote development in these areas. Effects are likely to be medium/long term and permanent	None Proposed	
Water	0	0	No adverse impacts on water quality are anticipated as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed	

Climatic Factors	0	0	Impact of the movement of people is minimised as development is promoted in locations which are served by public transport. Effects are likely to be medium/long term and permanent.	Developments will be required to adequately mitigate the potential impacts of traffic from their development by provision of active travel routes to their facility. The removal of the requirement for facilities to be closely related to settlements will have a negative effect on climate change issues	-
Soil	?	?	Only in exceptional circumstances will development be permitted on prime agricultural land. Effects are likely to be medium/long term and permanent.	Circumstances where soils are impacted upon will be very rare and best dealt with on an ad hoc basis	No change Rarity may justify impacts.
Biodiversity	0	0	All new construction has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	The preferred main issue may impact upon biodiversity resources (when facilities are proposed adjacent to such sites). Other policies in the plan guard against such impacts.	No change
Landscape	0	0	Development in special areas will not impact on special landscape areas. General protection of landscape character can be protected through the use of policy E2. Effects are likely to be medium/long term and permanent.	Applying policy E2 Landscape provides a context for ensuring design is likely to be acceptable. This is the case even when the preferred option for tourist development is implemented, despite potentially wider impacts	No change Issues addressed by a different policy
Material Assets	0	0	The policy promotes the form of development in the areas identified and has limited impact on material assets Effects are likely to be medium/long term and permanent.	None proposed	
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed. The alternative option set out above would have a slightly negative impact on population as opportunity for employment in remoter areas in need of economic regeneration is promoted	

Human Health	0	0	There are no effects on human health. Effects are likely to be medium/long term and permanent.	None proposed	
Cultural Heritage	0	0	There are no impacts on cultural heritage, although in the very long term a "lifestyle corridor" may be created. Effects are likely to be long term and permanent	With respect to the preferred option both opportunities for long term re-use of cultural heritage and greater impacts on that heritage may arise. Policies in the plan guard against such impacts except in "exceptional" circumstances.	No change
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 2 Regeneration Priority Areas

There are no main issues related to Supplementary Guidance 2 Regeneration Priority Areas. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.7 Assessment of the polices and supplementary guidance – SG2

Strategy/Policy/ SG:		Supplementary Guidance 2 Regeneration Priority Areas			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas... Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	?		The policy is unlikely to have any effect on soil quality as it is area based and only identifies the likely area of effect of the policy B4 Special	None proposed.	

			Development Areas. Effects are likely to be medium to long term and permanent.		
Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Some of the area it covers is rich in biodiversity but is protected by policy E1 Natural Heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy is unlikely to have any effect on landscape. Some of the area it covers is also designated as Special Landscape Areas and so will be protected by policy E2. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy is unlikely to have any effect on population as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health as it is area based and only identifies the likely area of effect of the policy B4 Special Development Areas Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on Cultural heritage. Some of the area it covers is also designated as Special Landscape Areas and so will be protected by policies HE1 and HE2 Effects are likely to be medium to long term and permanent.	None proposed.	

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Supplementary Guidance 3 Energetica

There are no main issues related to Supplementary Guidance 3 Energetica. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.8 Assessment of the policies and supplementary guidance – SG3

Strategy/Policy/ SG:		Supplementary Guidance 3 Energetica			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		The policy is likely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	?		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy is unlikely to have any effect on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+		The policy is likely to have a positive effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Development in the Countryside

Shaping development in the countryside – Policy R1 Special rural areas

Main Issue 7

The preferred option would be to make no changes to the green belt at this time other than removing development allocations to be included (or removed) from the plan in favour of a fundamental review of the green belt ahead of an interim review of the ALDP. This would include extending the green belt around Aberdeen to include land to the north and west of Westhill (to avoid coalescence) and to rationalise the boundary of the green belt to the edge of the Chapelton development, south west of Portlethen.

The alternative option would be to make no amendments to extend the outer boundary of the green belt to account for the increased accessibility provided by the AWPR but to commit to a wider and more comprehensive review in 2022.

Main Issue 8

The preferred option would be to retain the coastal zone as part of Policy R1 and make minor amendment to the policy wording to state that development in the coastal zone should be “small-scale”.

The alternative option would be to remove the coastal zone designation and current policy wording in favour of promoting an integrated policy approach. SPP would be taken forward at a local level through amendment to several of local development plan policies.

Table 8.4.9 Assessment of the policies and supplementary guidance – Policy R1

Strategy/Policy/ SG:		Shaping development in the countryside – Policy R1 Special rural areas			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on air quality. Effects are likely to be long term and permanent.	None proposed	
Water	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on water quality. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on climatic factors. Effects are likely to be long term and permanent.	None proposed. Without having undertaken the fundamental review of the greenbelt, as set out as the preferred option above impacts on SEA topics cannot be judged. Removal of protection of the coastal zone is unlikely to have any effect as other designations cover the same area.	?
Soil	?	?	Development is significantly restricted in special rural areas. No impacts on protected soils are anticipated. Effects are likely to be long term and permanent.	None proposed	
Biodiversity	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on biodiversity. Effects are likely to be long term and permanent.	All development is required to enhance biodiversity by policy P1. Removal of protection of the coastal zone is unlikely to have any effect as other natural heritage designations cover the same area.	No change

Landscape	-	-	Impacts may be anticipated on Landscape quality. Effects are likely to be long term and permanent.	Coastal development may be justified by the need for a coastal location. Exceptional siting and design standards will have to be applied to any development. Protection of additional land from development would increase protection of the landscape over a very small part of Aberdeenshire.	No change. Achieved through the application of policy P1 Layout, siting and design. Modification of the policies would not be so great as to change the overall conclusion
Material Assets	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on material assets. Effects are likely to be long term and permanent.	None proposed	
Population	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on population. Effects are likely to be long term and permanent.	None proposed	
Human Health	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on human health. Effects are likely to be long term and permanent.	None proposed. Without having undertaken the fundamental review of the greenbelt, as set out as the preferred option above impacts on SEA topics cannot be judged.	?
Cultural Heritage	-	-	Re-development of vernacular buildings is significantly restricted in special rural areas. Removal and replacement of vernacular buildings is permitted. Both forms of development are required to display sensitive design Effects are likely to be long term and permanent.	None proposed. Without having undertaken the fundamental review of the greenbelt, as set out as the preferred option above impacts on SEA topics cannot be judged.	?

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Supplementary Guidance 4 Coastal Zones

There are no main issues related to Supplementary Guidance 4 Coastal Zones. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.10 Assessment of the polices and supplementary guidance – SG4

Strategy/Policy/ SG:		Supplementary Guidance 4 Coastal Zones			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	?		The policy is unlikely to have any effect on soil quality other than that provided by policy RD1. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	-		The policy is unlikely to have any effect on landscape other than that provided by policy RD1. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	-		The policy is unlikely to have any effect on Cultural heritage other than that provided by policy RD1. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping development in the countryside – Policy R2 Housing and employment development elsewhere in the countryside

Main Issue 9

The preferred option would be to modify the “pressured” area in Aberdeenshire by applying the Scottish Government’s Urban Rural Classification to the ALDP area (Areas within 30 minutes’ drive time of a settlement of over 10,000 people). A remote area would cover the remainder of the area. Existing policy prescription would be applied to each area.

The alternative option would be to apply an adapted methodology combining a number of factors including the Scottish Government’s Urban Rural Classification and local knowledge to introduce an “intermediate” area to the north and west of Mintlaw, and Longside. This would address particular issues associated with the characteristics of rural development in this area, but identifying a boundary for such an area to the south of Fraserburgh is proving to be very difficult. Given the scale of development in Fraserburgh, Mintlaw, and Peterhead we have to question whether re-development in villages surrounding these areas is the appropriate response

Main Issue 10

The preferred option would be to retain the organic growth policy but consider other aspects of “need” beyond focusing on school capacity and for the Planning Service to identify areas permissible for organic growth associated with identified settlements in order to avoid constraints.

The alternative option would be to remove organic growth in favour of supporting planned approach to development with growth adjacent to settlements.

Main Issue 11

The preferred option would be to introduce a “complex brownfield sites” element to the brownfield provision of the R2 policy.

The alternative option is to not introduce an element of flexibility for larger brownfield sites and permit only “small-scale” development.

Table 8.4.11 Assessment of the polices and supplementary guidance – Policy R2

Strategy/Policy/ SG:		Shaping development in the countryside – Policy R2 Housing and employment development elsewhere in the countryside			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	-	-	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
			Development is permitted to single house, disused building, or land, small scale growth of settlements, retirement succession, and extension of additions to clusters. Impacts may occur due to the scale of rural development permitted, particularly in the remoter parts of Aberdeenshire where this policy use is rife. Impacts on air quality may occur. Effects are likely to be long term and permanent.	None proposed. Rural development is a tradition within some parts of Aberdeenshire. Some measures have been introduced to reduce the scale of development in rural areas, including significant emphasis on the need for appropriate design. The preferred option in main issue 9 above would have a positive impact on air quality issues as it reduces rural development opportunities.	--
Water	0	0	No impacts are anticipated on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed. The preferred option in main issue 9 above would have a positive impact on water quality issues as it reduces rural development opportunities.	No change
Climatic Factors	-	-	Development is likely to lead to impact on climatic factors as development is located distant from services. Effects are likely to be long term and permanent.	None proposed. Rural development is a tradition within some parts of Aberdeenshire. Some measures have been introduced to reduce the scale of development in rural areas, including significant emphasis on the need for appropriate design. The preferred option in main issue 9 above would have a positive impact on climate change	-

				issues as it reduces rural development opportunities.	
Soil	?	?	Development will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Effects are likely to be long term and permanent.	None proposed. Main Issue 11 above would promote development on brownfield land, conserving soil quality	+
Biodiversity	+	+	Development will not impact on biodiversity resources. All development must demonstrate a design that enhances biodiversity in the area (policy P1 Layout, siting, and design). Effects are likely to be long term and permanent.	None proposed. Main Issue 11 above would promote development on brownfield land, conserving areas which may have biodiversity value. Conversely brownfield sites may have greater biodiversity than greenfield sites	+
Landscape	0	0	Siting and design of new development is a primary consideration for any new development. Effects are likely to be long term and permanent.	None proposed. The preferred option in main issue 9 above would have a positive impact on landscape issues as it reduces rural development opportunities.	No Change
Material Assets	-	-	Cumulative negative impacts may arise due to the unplanned nature of this development type. Effects are likely to be long term and permanent.	None proposed. Main issue 10 above promotes rural development in places where there is need for that development to sustain rural services, but this is unlikely to have apposite impact	No change
Population	0	0	Rural development will have no effect on population. Effects are likely to be long term and permanent.	None proposed	
Human Health	0	0	Rural development will have no effect on human health. Effects are likely to be long term and permanent.	None proposed	

Cultural Heritage	-	-	Re-development of vernacular buildings is restricted in rural areas. Removal and replacement of vernacular buildings is permitted. Both forms of development are required to display sensitive design. Effects are likely to be long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping development in the countryside – Policy R3 Minerals and hill tracks

There are no main issues associated with policy R3 Minerals and hill tracks. Minor changes are required to the policy to provide clarity. This includes clarifying wording associated with the review of conditions attached to mineral permissions, adding wording to clarify how a buffer zone is established and when the community consultation is to be carried out.

An alternative would be to not make the above minor changes.

Table 8.4.12 Assessment of the polices and supplementary guidance – Policy R3

Strategy/Policy/ SG:		Shaping development in the countryside – Policy R3 Minerals and hill tracks			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Development of mineral workings is unlikely to have any impact on air quality. Effects are likely to be long term and permanent.	None proposed.	

Water	0	0	No impacts are anticipated on water quality through the application of policy R3 Minerals and hill tracks. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	-	-	Development is likely to lead to impact on climatic factors as development is located distant from existing services. Effects are likely to be long term and permanent.	None proposed. Mineral development is by its nature something which happens in the wider countryside.	No Change
Soil	0	0	Development will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Effects are likely to be long term and permanent.	None proposed	
Biodiversity	+	+	Development will not impact on biodiversity resources. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed	
Landscape	0	0	Siting and design of new development is a primary consideration for any new development. Reinstatement of mineral workings is a usual condition for mineral workings and hill tracks must satisfactorily integrate into the landscape. Effects are likely to be long term and permanent.	None proposed	
Material Assets	+	+	New mineral workings represent a key material asset for the area. Effects are likely to be long term and permanent.	None proposed	
Population	0	0	Mineral workings and hill tracks will have no effect on population. Effects are likely to be long term and permanent.	None proposed	
Human Health	0	0	Mineral workings and hill tracks will have no effect on human health. Effects are likely to be long term and permanent.	None proposed	

Cultural Heritage	0	0	Cultural heritage aspects within Aberdeenshire are given sufficient protection by policies HE1 and HE2. Effects are likely to be long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 6 Areas of search and safeguard for minerals

Two additional minerals safeguard sites have been added to the existing list. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.13 Assessment of the polices and supplementary guidance – SG6

Strategy/Policy/ SG: Supplementary Guidance 6 Areas of search and safeguard for minerals					
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	-		The policy is unlikely to have any effect on climate change over and above that of policy R3. Effects are likely to be medium to long term and permanent.	None proposed.	

Soil	0		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+		The policy is unlikely to have any effect on biodiversity over and above that of policy R3. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy is unlikely to have any effect on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+		The policy is unlikely to have any effect on population over and above that of policy R3. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Homes and Housing

Shaping development in the countryside – Policy H1 Housing Land

Main Issue 12

The preferred option is to review capacity to a level greater than that used for the allocations in the current Local Development Plan (nominally 22 homes per hectare plus up to 40% open space). A standard density of 25 homes per hectare is proposed.

The alternative option would be to revert to setting a maximum number of homes that are allowed on any one site as identified by the development bid. As argued through the Local Development Plan 2017, this would provide consistency and certainty for stakeholders.

Table 8.4.14 Assessment of the polices and supplementary guidance – Policy H1

Strategy/Policy/SG:		Shaping development in the countryside – Policy H1 Housing Land			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	-	-	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	None proposed. These impacts are inherent in the nature of the development	No change

Water	0	0	No impacts are anticipated on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	-	-	Housing allocations have been identified within existing settlements to help reduce potential impacts on transport in the area. In some areas this will not equate with the availability of a full range of services. Effects are likely to be long term and permanent.	None proposed. Housing development is by its nature something which happens in settlements of varying capacity. Restricting development only to settlements where there is a wide range of services is unlikely to be desirable. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on climatic factors. The alternative option would also provide these benefits.	No change
Soil	-	-	Development may impact on prime agricultural land, but is directed away from peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. In some cases development on prime agricultural land is necessary to allow for the future growth of the settlement. Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on soils. The alternative option would also provide these benefits.	No change
Biodiversity	+	+	Development sites are directed to sites without biodiversity interests. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may present less of an impact on biodiversity. The alternative approach identifies the capacity of sites to be set in advance, also having a positive impact on biodiversity	No change

Landscape	0	0	The siting of new housing development is considered carefully for any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on Landscape. The alternative option would also provide these benefits.	No change
Material Assets	--	--	The scale of housing allocations cannot guarantee the provision of material assets that might be required in a given settlement. In many cases there may be deficits arising in material assets that cannot be resolved. Effects are likely to be long term and permanent.	Where material assets are required within a settlement the proposed local development plan identifies what these are likely to be, but it cannot guarantee their deliverability due to the overriding need for deliverable housing developments. This is independent of the number of houses allowed on a development site.	-- Development may be insufficient to justify a sufficient developer obligation to resolve deficits in the material assets within a settlement.
Population	?	?	For many sites the significance of effects is uncertain as the house type is unknown. Effects are likely to be long term and permanent.	A mix of house types is required by policy P1 Layout, siting, and design.	No change
Human Health	?	?	For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	Adequate connections are required for every development site through Policy RD1 Providing suitable services.	No change
Cultural Heritage	-	-	Culturally significant sites within Aberdeenshire are avoided by housing land allocations. Effects are likely to be long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping homes and housing – Policy H2 Affordable Housing
Main issue 13

It is the preferred option that the scale of affordable housing need in Aberdeenshire is acknowledged in the policy (at more than 48%), and that there is no reason why, as a matter of good will, developers cannot engage with an affordable housing provider to deliver more than 25% of new homes on any development site.

As an alternative option radical approaches such as the securing of at least 25% of all sites from developers for the construction of affordable housing by a social housing provider, in advance of funding being guaranteed and made available, could be considered. This would result in the capacities available for private housebuilding on each site to be reduced and would have no impact on the level of public funding that would be required to increase the rate of affordable house building to an appropriate level.

Table 8.4.15 Assessment of the polices and supplementary guidance – Policy H2

Strategy/Policy/ SG:		Shaping homes and housing – Policy H2 Affordable Housing			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Affordable housing provision within development sites is unlikely to have an additional adverse impact on air quality. Effects are likely to be long term and permanent.	None proposed. These impacts are inherent in the nature of the development	
Water	0	0	No impacts are anticipated from affordable housing on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	

Climatic Factors	0	0	Affordable housing is proposed on existing housing sites within existing settlements. In some areas this will not equate with the availability of a full range of services. Effects are likely to be long term and permanent.	None proposed. Housing development is by its nature something which happens in settlements of varying capacity. Affordable housing development is appropriate for housing development sites in all settlements.	
Soil	0	0	Affordable housing is proposed on existing housing sites within existing settlements. In some areas this will require impacts on prime agricultural land. Effects are likely to be long term and permanent.	None proposed	
Biodiversity	+	+	Affordable housing is promoted on development sites without biodiversity interests. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed	
Landscape	0	0	The siting of new affordable housing development is considered carefully within any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed	
Material Assets	--	--	The need to provide low cost affordable housing may prejudice the ability of a development to meet all of its obligations regarding material assets. Effects are likely to be long term and permanent.	Where material assets are required within a settlement the proposed local development plan identifies what these are likely to be, but it cannot guarantee their deliverability due to the overriding need for deliverable affordable housing developments.	No Change Development may be insufficient to justify a sufficient developer obligation to resolve deficits in the material assets within a settlement.

Population	?	?	For many sites the significance of effects is uncertain as the affordable house type is unknown. Effects are likely to be long term and permanent.	No change. A mix of house types is required by policy P1 Layout, siting, and design. Neither the preferred option, nor the alternative option, would have a material impact on the scale of affordable housing that could be provided.	
Human Health	?	?	For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	No change. Adequate connections are required for every development site through Policy RD1 Providing suitable services.	
Cultural Heritage	-	-	Culturally significant sites within Aberdeenshire are avoided by housing land allocations. Effects are likely to be long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 1 Affordable Housing

There are no main issues related to Supplementary Guidance 1 Affordable Housing. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.16 Assessment of the polices and supplementary guidance – SG1

Strategy/Policy/ SG:		Supplementary Guidance 1 Affordable Housing			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>The detailed guidance on affordable housing provision within development sites is unlikely to have an additional adverse impact on air quality. Effects are likely to be long term and permanent.</p>	None proposed.	
Water	0		No impacts are anticipated from the detailed guidance on affordable housing on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	0		The detailed guidance on affordable housing will not affect climatic factors. Affordable housing is proposed on existing housing sites within existing settlements. Effects are likely to be long term and permanent.	None proposed.	
Soil	0		The detailed guidance on does not affect the site for affordable housing within existing settlements. Effects are likely to be long term and permanent.	None proposed	

Biodiversity	+		The detailed guidance on affordable housing does not promote new development sites. Effects are likely to be long term and permanent.	None proposed	
Landscape	0		The siting of new affordable housing development is considered carefully within any site. Impacts are actively avoided. The detailed guidance on affordable housing will not alter this fact. Effects are likely to be long term and permanent.	None proposed	
Material Assets	--		The detailed guidance on affordable includes consideration of the rare and exceptional circumstances where affordable housing cannot be provided on site or makes the development of the site unviable. Effects are likely to be long term and permanent.	Where material assets are required within a settlement the proposed local development plan identifies what these are likely to be, but it cannot guarantee their deliverability due to the overriding need for deliverable affordable housing developments.	No Change
Population	?		The detailed guidance on affordable housing does not impact on the obligation to provide affordable housing through Policy H2 Affordable Housing. Effects are likely to be long term and permanent.	None proposed	
Human Health	?		The detailed guidance on affordable housing does not consider active travel. For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	None proposed	
Cultural Heritage	-		The detailed guidance on affordable housing does not consider impact on culturally important development sites. Effects are likely to be long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Homes and housing – Policy H3 Special needs housing

There are no main issues associated with Policy H3 Special needs housing. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.17 Assessment of the polices and supplementary guidance – Policy H3

Strategy/Policy/ SG:		Shaping Homes and housing – Policy H3 Special needs housing			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		Special needs housing is unlikely to have an additional adverse impact on air quality. Effects are likely to be long term and permanent.	None proposed.	
Water	0		No impacts are anticipated from Special needs housing on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	-		Special needs housing is subject to the full range of policies within the local development plan. Some small scale impacts on climatic factors may result from development. Other policies control issues such as flood risk. Effects are likely to be long term and permanent.	None proposed. Special needs housing is allowed exceptionally due to need.	

Soil	0		As an exception special needs housing may impact on prime agricultural land. Effects are likely to be long term and permanent.	None proposed. Exception provides the justification for potential impacts.	
Biodiversity	+		All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed	
Landscape	0		The siting of new special needs housing development is considered carefully within any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed	
Material Assets	--		It is unlikely that special needs housing will create a specific need for material assets within a settlement. Continuing care retirement communities have a specific requirement for that the development is self-sufficient in the provision of facilities or would not have an impact on existing facilities. Effects are likely to be long term and permanent.	None proposed	
Population	?		Special needs and continuing care retirement communities are likely to have specific requirements for the house types provided. No impact. Effects are likely to be long term and permanent.	A mix of house types is required by Policy P1 Layout, siting and design.	
Human Health	?		For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	Adequate connections are required for every development site through Policy RD1 Providing suitable services.	
Cultural Heritage	-		Culturally significant sites within Aberdeenshire are avoided by housing land allocations. Effects are likely to be long term and permanent.	None proposed	

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Shaping homes and housing – Policy H4 Residential caravans

There are no main issues related to policy H4 Residential caravans. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.18 Assessment of the polices and supplementary guidance – Policy H4

Strategy/Policy/ SG:		Shaping homes and housing – Policy H4 Residential caravans			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Residential caravans are unlikely to have an impact on air pollution. Effects are likely to be long term and permanent.	None proposed.	-
Water	0		No impacts are anticipated from caravans on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	
Climatic Factors	0		Short term residential caravans are unlikely to have an impact of climatic factors in Aberdeenshire. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed. Development is temporary in nature.	-

Soil	0		Residential caravans are unlikely to have an impact on prime agricultural land or carbon rich soils. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed. Development is temporary in nature.	
Biodiversity	0		Caravans are unlikely to have an impact on biodiversity. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed	
Landscape	-		Landscape impacts from caravans may result as they are unlikely to be designed to fit into a site and siting may be sub-optimal due to their temporary nature. Effects are likely to be short term and temporary.	None proposed	
Material Assets	0		Impacts are likely to be negligible on material assets. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed	
Population	0		No impacts on populations are anticipated Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed	
Human Health	-		Caravans may not represent an appropriate form of residential accommodation, particularly as they age. While caravan design has improved over time they are very unlikely to have the same lifespan as a house.	None proposed. Policy ensures that caravans are not used as permanent long term residences.	
Cultural Heritage	0		While some customers have a tradition of using caravans as permanent homes this is not supported by this policy. Instead a separate policy makes provision for gypsy / travellers. Any effects are likely to be short term and temporary	None proposed	

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Shaping Homes and housing – Policy H5 Gypsies and travellers

There are no main issues related to policy H5 Gypsies and travellers. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.19 Assessment of the polices and supplementary guidance – Policy H5

Strategy/Policy/ SG:		Shaping Homes and housing – Policy H5 Gypsies and travellers			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) Due to their restricted use Gypsy / traveller sites are unlikely to have an impact on air pollution. Effects are likely to be long term and permanent.	None proposed.	
Water	0		No impacts are anticipated from Gypsy / traveller sites on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed	

Climatic Factors	0		Short term Gypsy / traveller sites are unlikely to have an impact of climatic factors in Aberdeenshire. However private sites may not be in locations that would be suitable for general purpose housing with a direct impact on climate issues. Effects are likely to be medium to long term and permanent.	None proposed. Development is temporary in nature.	
Soil	-		Gypsy / Traveller sites may impact on prime agricultural land or carbon rich soils. Effects are likely to be medium to long term and permanent.	None proposed. The needs of this multiply deprived group may necessitate the loss of prime land.	
Biodiversity	0		Gypsy / traveller sites are unlikely to have an impact on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed	
Landscape	-		Landscape impacts from Gypsy / traveller sites may result as they are not bound by other siting and design factors due to the needs of this multiply deprived group. Effects are likely to be medium to long term and permanent.	None proposed	
Material Assets	0		Due to the scale of Gypsy / Traveller sites impacts are likely to be negligible on material assets. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		No impacts on populations are anticipated from Gypsy / Traveller sites. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	-		Accommodation used by Gypsy / Travellers may not be the most appropriate for the climatic factors found in Aberdeenshire, leading to issues of illness. Vans are an unsuitable form of residential accommodation. Effects are likely to be medium to long term and permanent.	None proposed	

Cultural Heritage	+		The lifestyle and culture of the Gypsy / travellers community is an important part of Scottish life and requires to be sustained, albeit with significant actions to address some of the issues of deprivation from which they suffer.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places

Shaping Places - Policy P1 Layout, siting and design

Main Issue 14

The preferred option would be to include a new appendix to the Local Development Plan *Creating successful places* that gives further design guidance for new development by providing a more detailed interpretation of the six qualities of successful places, as set out in the Policy. This guidance would form part of the Local Development Plan and would have significant materiality, allowing clear reasons why proposals cannot be supported where they conflict with a relevant criterion.

The alternative option would be to not include a new appendix relating to design.

Table 8.4.20 Assessment of the polices and supplementary guidance – Policy P1

Strategy/Policy/ SG:	Shaping Places - Policy P1 Layout, siting and design
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SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	No impact on air quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+	+	The policy advocates efficient use of water resources. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	+	+	The policy requires improved climatic performance through adaptability and efficiency measures. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	There will be no impact on soil quality as the policy promotes the nature of development not the development itself. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+	+	Specific measures are required for every development to enhance biodiversity. Effects are likely to be medium to long term and permanent.	The preferred option would increase the range and scope of matters on which a development proposal should be judged, including biodiversity enhancements	++ (preferred option)
Landscape	0	0	The policy promotes developments which are both distinctive and welcoming through visual appeal. No impacts on landscape are anticipated. Effects are likely to be medium to long term and permanent.	The preferred option would increase the range and scope of matters on which a development proposal should be judged, including setting in the landscape	+ (preferred option)
Material Assets	0	0	The policy does not create any material assets. Effects are likely to be medium to long term and permanent.	None proposed	
Population	+	+	The proposal would have a positive effect through promoting distinctive, safe,	The preferred option would increase the range and scope of matters on which a	++ (preferred option)

			welcoming, and adaptable designs. Effects are likely to be medium to long term and permanent.	development proposal should be judged, including accessible, safe, and welcoming designs.	
Human Health	+	+	The policy promotes well connected places. Effects are likely to be medium to long term and permanent.	None proposed. The preferred option would increase the range and scope of matters on which a development proposal should be judged, including connections and promoting regeneration	+ / ? (preferred option)
Cultural Heritage	+	+	The policy promotes local identity and a sense of place. Effects are likely to be medium to long term and permanent.	None proposed. The preferred option would increase the range and scope of matters on which a development proposal should be judged, including matters of identity and sense of place.	+ (preferred option)
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

**Shaping Places - Policy P2 Open Spaces and Access to new developments
Main Issue 15**

As the preferred option, we feel it is necessary to remove the term “should” from the first paragraph of the policy to ensure that the obligation for adequate public open space is a requirement for new developments. Text relating to implementing early temporary green infrastructure on unused or underused land within a settlement should be added to the policy.

The alternative option would be to not include amendments to the policy.

Table 8.4.21 Assessment of the polices and supplementary guidance – Policy P2

Strategy/Policy/ SG:	Shaping Places - Policy P2 Open Spaces and Access to new developments
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SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	No impact on air quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	No impact on water quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	+	+	Increased open space and informal access is likely to decrease climatic impacts. Effects are likely to be medium to long term and permanent.	Proposed modification makes actions to combat climate change more likely	No change
Soil	+	+	There will be a positive impact on soil quality as the policy promotes the conservation of land within developments as open space. Effects are likely to be medium to long term and permanent.	None proposed. An obligation to provide open space will by all accounts conserve soil structure issues.	No change
Biodiversity	+	+	Open space and access routes will contribute to opportunities to enhance biodiversity within developments. Effects are likely to be medium to long term and permanent.	An obligation to provide open space will continue to promote biodiversity enhancement and species rich areas	No change
Landscape	+	+	Open space within developments increases the opportunity for them to integrate into existing landscapes.	None proposed. Greater recognition may be required for early provision of strategic landscaping for large development sites	No strategic landscaping should be introduced to the settlement statements where appropriate.

Material Assets	+	0	Access routes within developments are an important material asset and are promoted. Effects are likely to be medium to long term and permanent.	An obligation to consider open space may improve performance on this topic.	
Population	+	+	The proposal would have a positive effect through promoting safe, welcoming, distinctive, well connected, and accessible open space. Effects are likely to be medium to long term and permanent.	None proposed.	No change
Human Health	+	+	The policy encourages walking within developments. Effects are likely to be medium to long term and permanent.	Obligation would have a greater positive impact on the provision of informal access in developments.	
Cultural Heritage	0	0	The policy promotes has no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P3 Infill developments within settlements and householder developments (including home and work proposals)

Main Issue 15

The preferred option would be to include a new appendix to the Local Development Plan *House extensions and ancillary developments* that gives further design guidance for new infill development by providing a more detailed interpretation of the six qualities of successful places, as set out in the Policy P1. This guidance would form part of the Local Development Plan and would have significant materiality, allowing clear reasons why proposals cannot be supported where they conflict with a relevant criterion.

The alternative option would be to not include a new appendix linked to design.

Table 8.4.22 Assessment of the polices and supplementary guidance – Policy P3

Strategy/Policy/ SG:		Shaping Places - Policy P3 Infill developments within settlements and householder developments (including home and work proposals)			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) No impact on air quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	No impact on water quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	+	+	Reuse of existing urban space is likely to involve the use of brownfield land and reduce	None proposed.	

			travel. Effects are likely to be medium to long term and permanent.		
Soil	+	+	There will be a positive impact on soil quality as the policy through the use of brownfield land. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	-	-	Infill developments may impact on urban biodiversity. All development sites have to enhance biodiversity. Effects are likely to be medium to long term and permanent.	None proposed. Loss of urban wildlife sites within Aberdeenshire towns or associated with existing development is a sustainable form of development that outweighs conservation of ruderal habitats.	
Landscape	0	0	Infill and householder developments are unlikely to have an impact on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	Infill and householder developments are unlikely to have an impact on material assets. Development under this policy may promote more intensive use of existing facilities. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy is unlikely to have an effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	-	-	The policy promotes may have a negative effect on cultural heritage issues. Infill and householder development will have to be adequately controlled through policy P1 to avoid these impacts. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect				

0 = neutral effect ? = uncertain effect

Shaping Places - Policy P4 Hazardous and potentially polluting developments, and contaminated land.

There are no main issues related to policy P4 Hazardous and potentially polluting developments, and contaminated land. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.23 Assessment of the polices and supplementary guidance – Policy P4

Strategy/Policy/ SG:		Shaping Places - Policy P4 Hazardous and potentially polluting developments, and contaminated land			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	+		Air quality in new developments should be enhanced by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+		Water quality in new developments should be enhanced by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0		Policy is unlikely to have an effect. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		Policy is unlikely to have an effect. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	-		There will be no impact on biodiversity through the policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	+		The policy is unlikely to have a positive impact on human health by segregating polluting developments from people. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	0		The policy promoted will have no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P5 Digital infrastructure.

There are no main issues related to Policy P5 Digital infrastructure. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.24 Assessment of the polices and supplementary guidance – Policy P5

Strategy/Policy/ SG:		Shaping Places - Policy P5 Digital infrastructure			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		Air quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		Water quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0		Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	0		Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	0		The policy promoted will have no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P6 Community infrastructure

Main Issue 17

The Officers preferred option is to leave the policy largely unchanged, as it may not be appropriate for all community facilities to be located in local town centres. Minor modification could be introduced specifically to highlight town centres as logical places for such development.

The alternative option would be to modify the policy to require that only town centres are the location for community facilities, not just generally accessible locations. This could be a significant disadvantage for our most remote rural communities.

Table 8.4.26 Assessment of the polices and supplementary guidance – Policy P6

Strategy/Policy/ SG:		Shaping Places - Policy P6 Community infrastructure			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>Air quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.</p>	None proposed.	
Water	0	0	<p>Water quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.</p>	None proposed	

Climatic Factors	0	0	Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+	0	The policy promotes the creation of material assets in communities. Effects are likely to be medium to long term and permanent.	The alternative option may reduce the positive impacts of this policy	No change
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+	+	The policy promoted will promote sense of place and cultural heritage in the settlement. Effects are likely to be medium to long term and permanent.	None proposed. The alternative option may reduce the positive impacts of this policy	No change
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Natural Heritage and Landscape

Natural Heritage and Landscape – Policy E1 Natural Heritage.

There are no main issues related to policy E1 Natural Heritage. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.27 Assessment of the polices and supplementary guidance – Policy E1

Strategy/Policy/ SG:		Natural Heritage and Landscape – Policy E1 Natural Heritage			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	?		Air quality in new developments is unlikely to be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	?		Water quality in new developments is unlikely to be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0		Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	Specific reference could be made to carbon rich soils as a n area of importance to Geodiversity within the plan	No change
Soil	0		Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	++		Significant protection will be afforded to premium biodiversity interests. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy will assist in maintaining existing landscapes but will not have a direct effect on landscape assets. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+		The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve well established landscapes. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Natural Heritage and Landscape – Policy E2 Landscape

There are no main issues related to Policy E2 Landscape. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.28 Assessment of the polices and supplementary guidance – Policy E2

Strategy/Policy/ SG:	Natural Heritage and Landscape – Policy E2 Landscape				
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0		Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	No Change
Soil	0		Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	+		The policy will assist in maintaining existing key landscapes and landscape character. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+		The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve well established landscapes. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 5 Local Nature Conservation Sites

There are no main issues related to Supplementary Guidance 5 Local Nature Conservation Sites. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.29 Assessment of the policies and supplementary guidance – SG5

Strategy/Policy/ SG:		Supplementary Guidance 5 Local Nature Conservation Sites			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	+		The policy will safeguard existing sites, but is unlikely to have any additional effect on soils other than that provided by Policy E1 and PR1 and C3. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+		The policy is unlikely to have any additional effect on biodiversity other than that provided	None proposed.	

			by Policy E1. Effects are likely to be medium to long term and permanent.		
Landscape	+		Indirectly the policy will contribute to protecting the landscape character. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+/0		The policy will have some positive effects as some sites provide attractive areas of open space. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	+/0		The policy will have some positive effects as some sites provide attractive areas of open space that encourage walking. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+		Indirectly, some sites contribute to the setting of protected historic sites or help protect them. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 9 Special Landscape Areas

There are no main issues related to Supplementary Guidance 9 Special Landscape Areas. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.30 Assessment of the polices and supplementary guidance – SG9

Strategy/Policy/ SG:		Supplementary Guidance 9 Special Landscape Areas			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	+		The policy is unlikely to have any additional effect on landscape other than that provided by Policy E2. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+		The policy is unlikely to have any additional effect on Cultural heritage other than that provided by Policy E2. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

The Historic Environment

The Historic Environment – Policy HE1 Protecting historic buildings, sites and monuments

There are no main issues related to policy Policy HE1 Protecting historic buildings, sites and monuments, but minor modifications could be added that clarifies that the original structure” relates to “any features of special architectural, cultural, or historic interest”) and a design statement will be required where historic sites be affected.

An alternative policy would be to not make the above changes. A revision to the policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.31 Assessment of the polices and supplementary guidance – Policy HE1

Strategy/Policy/ SG:	The Historic Environment – Policy HE1 Protecting historic buildings, sites and monuments				
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as listed vernacular buildings and protected sites within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	++	++	The policy promoted will have a positive effect on the cultural heritage of the area through helping conserving buildings, sites, and monuments of importance to local cultural identity. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places – Policy HE2 Protecting historic and cultural areas

There are no main issues related to Policy HE2 Protecting historic and cultural area, but add minor modifications that requires proposals to accord with a conservation management plan or appraisals and a design statement.

An alternative policy would be to not make the above changes. A revision to the policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.32 Assessment of the polices and supplementary guidance – Policy HE2

Strategy/Policy/ SG:		Shaping Places – Policy HE2 Protecting historic and cultural areas			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as designed landscapes and battlefields within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping conserving wider historic environments across Aberdeenshire. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places – Policy HE3 Helping to reuse listed buildings at risk

There are no main issues related to Policy HE3 Helping to reuse listed buildings at risk, but add minor modifications that state the policy does not apply to enabling commercial developments, such as golf courses, it could be applied to non-designated historic asserts, and to introduce a location requirement for enabling development (i.e. adjacent to the development site).

An alternative policy would be to not make the above changes. A revision to the policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.33 Assessment of the polices and supplementary guidance – Policy HE3

Strategy/Policy/ SG:	Shaping Places – Policy HE3 Helping to reuse listed buildings at risk				
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as designed landscapes and battlefields within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping conserving specific monuments across Aberdeenshire. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources

Protecting Resources – Policy PR1 Protecting important resources

There are no main issues related to Policy PR1 Protecting important resources, but add minor additions to provide greater clarity and a glossary definition of ancient woodland and to introduce peat and carbon rich soils.

An alternative policy would be to not make the above changes. A revision to the policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.34 Assessment of the polices and supplementary guidance – Policy PR1

Strategy/Policy/ SG:		Protecting Resources – Policy PR1 Protecting important resources			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+	+	Water quality is likely to be protected by the obligation to consider the water environment in making development management decisions. Effects are likely to be medium to long term and permanent.	None proposed	
Climatic Factors	+	+	Climatic factors will be enhanced by conservation of prime agricultural land, peat and carbon rich soils and trees and	None proposed.	

			woodlands. Effects are likely to be medium to long term and permanent.		
Soil	+	+	Both prime agricultural land and peat and carbon soils are given specific protection from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+	+	Biodiversity associated with the potential removal of trees must be assessed through this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in sustaining specific landscapes where it is known that there is a minerals resource capable of future extraction. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping conserving ancient woodlands that are of importance to local cultural identity. Effects are likely to be medium to long term and permanent.	None proposed	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 8 Aberdeen Forestry and Woodland Strategy

There are no main issues related to the Aberdeen Forestry and Woodland Strategy. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.35 Assessment of the polices and supplementary guidance – Policy SG8

Strategy/Policy/ SG:		Supplementary Guidance 8 Aberdeen Forestry and Woodland Strategy			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+		The policy is unlikely to have any effect on water quality issues other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		The policy is unlikely to have any effect on climate change other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	+		The policy is unlikely to have any effect on soil quality other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	+		The policy is unlikely to have any effect on biodiversity other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+		The policy is unlikely to have any additional effect on landscape other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+		The policy is unlikely to have any effect additional effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources – Policy PR2 Reserving important development sites

There are no main issues related to Policy PR2 Reserving important development sites. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.36 Assessment of the polices and supplementary guidance – Policy PR2

Strategy/Policy/ SG:		Protecting Resources – Policy PR2 Reserving important development sites			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	--		Important development sites may be within flood areas or on other areas where there are water interests Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Climatic Factors	--		Depending on the location there may be climatic effects associated with reserving important development sites. In most cases these will be long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Soil	--		Depending on the location development may impact on prime agricultural land or carbon rich soils. Both prime agricultural land and peat and carbon soils are given specific protection from this policy. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	

Biodiversity	--		In some locations important biodiversity may be prejudiced by the need for an important development sites. Biodiversity associated with the potential removal of trees must be assessed through this policy. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated. In all cases the opportunities for biodiversity enhancement will be examined.	
Landscape	--		In some locations significant landscape impacts may arise from the developments. Effects are likely to be medium to long term and permanent.	None proposed. None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Material Assets	++		Important development sites will be required to allow public infrastructure to be provided. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	--		In some locations significant impacts on open space may arise from the developments. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Cultural Heritage	--		In some locations significant impacts on the cultural heritage of the area may result. Effects are likely to be medium to long term and permanent.	None proposed. None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources – Policy PR3 Waste Facilities

There are no main issues related to Policy PR3 Waste Facilities. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.37 Assessment of the polices and supplementary guidance – Policy PR3

Strategy/Policy/ SG:		Protecting Resources – Policy PR3 Waste Facilities			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	--/-		As development is directed to existing waste sites or employment land, impacts will be limited Air quality. Waste facilities require a full assessment of the likely impacts. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		Risks to water quality are minimised by policy RD1 Providing suitable services. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		Policy promotes the provision of waste facilities near existing generators. In most cases these will be long term and permanent.	None proposed.	
Soil	+		The policy is unlikely to have an impact on either prime agricultural land or carbon rich soils. Recycling points are promoted in the settlement statements. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	--		The policy is unlikely to have an impact on biodiversity interests. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	--		Given the need for such facilities to be co-located with generators of waste, landscape impacts are likely to be minimal. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++		Waste facilities are important elements of public infrastructure. Important development sites will be required to allow public infrastructure to be provided. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy would have no effect on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy would have no effect on cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change

Climate Change – Policy C1 Using Resources in Buildings Main Issue 17

The preferred option would be to include text to remove the phrase “aim wherever feasible to” from the paragraphs 1 and 3 of the policy.

The preferred option would be to include text to remove the reference to the “Gold” standard in the policy and replace this with “Platinum” to reflect the higher standard required.

The preferred option would be to include text to remove the text “If it is clearly demonstrated that no suitable low and zero carbon generating technologies are appropriate” from paragraph 4 of the Plan.

The alternative option would be to maintain the current policy unaltered.

A second alternative option would be to delete substantial parts of the policy and revert to changing building regulations over the life of the Plan to provide substance to paragraph 3F of the Climate Change Act 2009

Table 8.4.38 Assessment of the polices and supplementary guidance – Policy C1

Strategy/Policy/ SG:		Climate Change – Policy C1 Using Resources in Buildings			
SEA Topics	Preferred option	Alternatives	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Water	+	+	Home generated power will reduce demands from other sources, resulting in general air quality improvements. Effects are likely to be short term as generation moves to 100% sustainable sources.	An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are likely to further increase the positive aspects of this policy	No change
Climatic Factors	0	0	Water conservation measures would reduce impacts on water abstraction rates. Effects are likely to be medium to long term and permanent.	. An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are likely to further increase the positive aspects of this policy	No change
Soil	0	0	There are no direct impacts on climatic factors from this policy. Effects are likely to be medium to long term and permanent.	An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are likely to further increase the positive aspects of this policy	+
Soil	0	0	There are no impacts on soil quality from this policy. Effects are likely to be medium to long term and permanent.	An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are	+

				likely to further increase the positive aspects of this policy	
Biodiversity	0	0	There are no impacts on the provision of biodiversity or open space. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	There are no impacts on landscape from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed. An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are likely to further increase the positive aspects of this policy	No change
Population	0	0	There are no impacts on population from this policy. Effects are likely to be medium to long term and permanent.	An obligation to address climate change issues in proposed developments and the increase to a "Platinum " sustainability standard are likely to further increase the positive aspects of this policy	+
Human Health	0	0	There are no impacts on human health from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	There are no impacts on cultural heritage from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

**Climate Change – Policy C2 Renewable Energy
Main Issue 18**

As the preferred option text relating to re-powering of wind turbines in perpetuity needs to be added to the policy.

As an alternative option on-farm biomass energy generation could be given its own policy text to clarify that it requires a specific change of use to business land.

Table 8.4.39 Assessment of the polices and supplementary guidance – Policy C2

Strategy/Policy/ SG:		Climate Change – Policy C2 Renewable Energy			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	Mitigation measures (i.e. changes required)	Revised effect
Air	++	++	Promoting generation of renewable energy within Aberdeenshire will have a positive effect on air quality. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Removal of a temporary consent makes any impacts more positive.	
Water	-	-	Hydroelectric power generation may have a negative impact on water quality. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Policy requires economic justification for larger schemes. Removal of a temporary consent makes any impacts more positive.	0
Climatic Factors	0	0	Renewable energy generation will have no impact on climatic factors other than slowing down the rate of catastrophic change. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Removal of a temporary consent makes any impacts more positive.	

Soil	--	--	Renewable energy generation may have an adverse impact, particularly on higher altitude carbon rich soils. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Policy C3 requires the use of a "carbon calculator" technique to evaluate possible impacts and assure that they are carbon neutral. Removal of a temporary consent makes any impacts more positive.	
Biodiversity	0	0	Renewable energy schemes are unlikely to impact on biodiversity interests. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Policy in E1 safeguards against impacts.	
Landscape	--	--	Renewable energy development may have a significant impact on landscape quality and character. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. There is no prospect for protecting large landscapes from incremental development of turbines and wind farms. Removal of a temporary consent makes any impacts more negative.	
Material Assets	+	+	Renewable energy schemes are likely to provide positive community assets, particularly if combined heat and power biomass plants are proposed. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Removal of a temporary consent makes any impacts more positive.	
Population	0	0	The policy will have no impact on populations. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed	
Human Health	0	0	The policy will have impacts on human health. Effects are likely to be medium to long term and in the case of wind turbines, temporary...	None proposed.	
Cultural Heritage	--	--	The policy will have limited impacts on cultural heritage. Impacts on wider cultural landscapes from developments outwith their borders is a real risk. Effects are likely to be medium to long term and in the case of wind turbines, temporary.	None proposed. Removal of a temporary consent makes any impacts less negative.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect				

0 = neutral effect ? = uncertain effect

Climate Change – Policy C3 Carbon sinks and stores

There are no main issues related to Policy C3 Carbon sinks and stores. This policy could be moved and placed under PR1 Protecting important resources and not include a standalone policy relating to carbon sinks and stores. However, this policy is also about creating carbon stores and not just about protecting them.

An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.40 Assessment of the policies and supplementary guidance – Policy C3

Strategy/Policy/ SG:		Climate Change – Policy C3 Carbon sinks and stores			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	++		The policy will improve air quality by restricting CO2 emissions into the atmosphere. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy will have no effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	++		The policy will assist in arresting climate change issues by reducing the emission of greenhouse gasses (CO2 and other hydrocarbon based emissions) to the atmosphere. Effects are likely to be medium to long term and permanent.	None proposed.	

Soil	0		The policy will have no effect on soil quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		The policy will have no effect on biodiversity issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy will have no impact on landscape issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy will have no effect on material assets. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy will have no effects on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy will have no effects on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy will have no effect on cultural heritage issues	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change – Policy C4 Flooding

There are no main issues related to Policy C4 Flooding. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.41 Assessment of the policies and supplementary guidance – Policy C4

Strategy/Policy/ SG:		Climate Change – Policy C4 Flooding			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+		The policy may have a positive impact on water quality issues by avoiding domestic material being washed out of flooded houses and causing downstream pollution. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		The policy will have a positive impact by avoiding risk from flooding. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		The policy will have no impact on soil related issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+		The policy will safeguard riparian habitats from development which may damage biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	+		The policy will protect river valley landscapes from inappropriate development. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy will have no impact on material assets. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy will have no effect on populations. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	+		The policy will have positive effects on the ability to create walkways on land secured from development. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy will have no impact on cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

The responsibilities of developers

The responsibilities of developers – Policy RD1 Providing Suitable Services

Main Issue 19

The preferred option would be to include reference to “home and workplace electric charging and hydrogen refuelling facilities” as a suitable service required by new developments as a separate obligation within this section. 100% of new housing developments should have this requirement, while workplace recharging could be discretionary.

The alternative option would be to seek to do nothing on this subject, depending on building regulations to provide private local refuelling facilities at home and at work at some point in the near future.

Table 8.4.42 Assessment of the polices and supplementary guidance – Policy RD1

Strategy/Policy/ SG:	The responsibilities of developers – Policy RD1 Providing Suitable Services				
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.</p>	None proposed. Managing improvements to air quality can only be achieved through the application of a spatial strategy that considers this specific issue.	
Water	++	++	Long term improvements to accommodate and mitigate the impact on the potable and waste water treatment infrastructure are required from all developments. SUDS are	None proposed.	

			required. Effects are likely to be medium to long term and permanent.		
Climatic Factors	+	0	Promotes and facilitates active travel and modal shift. Promotes use of SUDS. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	The policy is unlikely to have any effect on soil quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	The policy is unlikely to have any effect on biodiversity issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	The policy is unlikely to have any effect on landscape issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++	++	The policy will result in the creation of new infrastructure to serve the community. Effects are likely to be medium to long term and permanent.	Creation of home and work based charging stations would be a positive material asset	No change
Population	0	0	The policy is unlikely to have any effect on population issues. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0 /+	0 /+	The policy promotes active travel as a means of accessing the sites but otherwise is unlikely to have any effect on Human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy is unlikely to have any effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed. Cultural heritage will be protected by other policies should development be proposed which impinges on its quality.	No change

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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The responsibilities of developers – Policy RD2 Developers’ obligations

There are no main issues related to Policy RD2 Developers’ obligations. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.43 Assessment of the polices and supplementary guidance – Policy RD2

Strategy/Policy/ SG:		The responsibilities of developers – Policy RD2 Developers’ obligations			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy is unlikely to have any effect on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++		The policy will assist in providing material assets in settlements according to need and the scale of the development proposed	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Supplementary Guidance 7 Developer Obligations

Minor changes are proposed to some of the standards applied. An alternative policy may be promoted following a review of responses to consultation on the Main issues.

Table 8.4.44 Assessment of the polices and supplementary guidance –SG7

Strategy/Policy/ SG:		Supplementary Guidance 7 Developer Obligations			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 		
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	0		The policy is unlikely to have any effect on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++		The policy is unlikely to have any effect on population over and above that of policy RD2. Effects are likely to be medium to long term and permanent.	None proposed	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed	
Human Health	0		The policy is unlikely to have any effect on Human Health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Appendix 8.5: Assessment of the Main Issue Report bids and existing ALDP sites

A total of 605 bids were received during the Call for Site stage between January and March 2018. They were assessed against the ten SEA Topics. A summary is provided in Tables 8.5.1 to 8.5.6 below. The full assessment is provided online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>. The scores in the predicted effects columns (i.e. positive or negative) for each SEA Topic take account of the proposed mitigation measures. Important mitigation measures are identified in the comments box. The pre-mitigation score of each bid can be found in the full assessment.

These summary tables also include existing sites in the ALDP 2017 that are to be carried forward (i.e. OP, P, R and BUS sites) in the next ALDP. A “FOP” site is an OP (opportunity) site that is unlikely to be delivered before 2031, but rather than remove it from the ALDP, it will become a reserved site (i.e. could be allocated again post 2031). The score/effect of each ALDP 2017 site has been updated to reflect any changes in the assessment criteria. However, due to time constraints, the tables only show their original pre-mitigation score and most of the text in the comments box is taken from the ALDP 2017 SEA. The full assessment of the existing ALDP 2017 sites can be found in the SEA for the ALDP 2017 at <https://www.aberdeenshire.gov.uk/media/20184/strategic-environmental-assessment-with-appendices.pdf>.

Table 8.5.1: Assessment of Site-specific Allocations and Bids – Banff and Buchan

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
ABERCHIRDER											
Preferred Sites											
FOP1 (formerly OP1)	0	0	0	0	0	0	+	+/0	0	0	Overall slightly positive impact. Development would provide affordable homes and help sustain the

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
45 homes / 2.4 hectares											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the playing field as an amenity for the village	0	0	0	0	0	0	+	0	+	0	settlement, however WWTW would need upgrading. Site to be
P2 To conserve the playing ground and areas as an amenity for the village	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 Education and recreational use	0	--	--	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Aberchirder conservation area	0	0	0	0	0	0	+	0	+	0	The site is located adjacent to flood risk area and a small water course runs through and adjacent to the site. Future use of the site should be subject to FRA.
BUS Safeguarding for business uses	0	--	--	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP2 65 homes											Site to be removed from ALDP due to marketability constraint (site is no longer considered deliverable).
BANFF											
Preferred Sites											
OP1 400 homes	0	0	0	0	0/+	0	+	+	+	0	A positive effect for material assets is likely as a high level of affordable housing is proposed. The site would be a natural extension of the settlement and could easily link to the existing settlement through cycle and pedestrian routes. See bid BB007 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 295 homes	0	0	0	--	+	0	+	+	+	0	As above and see bid BB020 below.
OP3 29 homes											Site is to be removed as it is undergoing development and due for completion 2019.
P1 To conserve the setting of Banff	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve area of open space at Banff Castle	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve Duff House Gardens	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 For education and community uses associated with the secondary school and to conserve recreational open space	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve area of woodland and to reserve 3 meter wide strip of land along eastern boundary adjacent cemetery lane for a path	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the setting of Banff and to conserve the golf course	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 Marks the strategic landscaping required for sites OP1 and OP2	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											The portion of P7 pertaining to OP2 is to be moved to align with revised western boundary (see bid BB020)
P8 For education and community uses associated with the primary school and to conserve recreational open space	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for a cemetery.	0	?	0	0	++	0	+	0	0	+	Could provide future allocations for the town but presently poorly connected. Cemetery extension could affect groundwater, but without a full assessment, this is unknown.
TC Town centre	0	0	0	0	0	0	+	+	+	0	This use is not considered to have any significant environment effects on the receptors.
CA1 Scotstown Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Banff Conservation Area	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BB007 Site OP1 Land at Goldenknowes, Banff 400 homes, community facilities, leisure and retain units	0	0	0	0	0/+	0	+/?	+	+	0	Site has an overall positive impact due to its location adjacent to existing settlement with good connectivity, green networks retained, and biodiversity enhancement. Other positive impacts is the likely high number of affordable housing, and the mixed use aspect of the development that should minimise car dependency and related air pollution.
BB020 Site OP2 Colleonard Road, Banff 200 homes	0	0	0	--	+/?	0	+/?	+	+	0	Site has an overall positive impact due to its location adjacent to existing settlement with good connectivity, potential for green network enhancement, and ability to sustain local services and facilities. School capacity is dependent on phasing.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
OP4 5 homes											Site is to be removed as it is constrained due to ownership and no longer considered deliverable.
CAIRNBULG AND INVERALLOCHY											
Preferred Sites											
OP1 85 homes	0	0	0	0/?	+	0	+	+/-	0	0	See bid BB017 below.
OP2 10 homes											Site to be removed as construction is complete.
P1 To conserve the setting of Cairnbulg and Inverallochy	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve playing area and parkland as amenity for the village	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing fields, and recreational ground as amenities for the village	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 Marks the strategic landscaping required for sites OP1 and OP2	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. The portion of P4 associated with OP2 site to be removed from ALDP as OP2 construction is now complete.
P5 Educational and recreational use	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P6 To conserve green space as amenity for the village	0	0	0	0	0	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P7 To conserve the golf course as part of the setting for the village and to prevent coalescence with St Combs	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a new cemetery and a link road from Rathen Road	-	--	-	--	--	-	-	0	+	0	The development of route linking two routes in area liable to flooding is likely to have significant effects on a number of receptors, as assessed. Site is subject to ongoing groundwater/drainage tests to satisfy SEPA before site can be developed for cemetery use.
CA Conservation area	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB017 Site OP2, Land to South of Allochy Road, Inverallochy Airfield, Inverallochy 85 homes	0	0	0	0/?	+	0	+	+/?	0	0	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, green networks retained. Site does however have direct impact on site of archaeological interest and potential ground contamination. Mitigations include specialist investigation for contamination and the former airfield use should be commemorated in the public realm and overall development design. FRA may be required.
BB018 Land to South of Allochy Road, Inverallochy Airfield, Inverallochy 95 homes	0	0	0	0/?	+	0	+	+/?	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, and green networks retained. Site however have direct impact on site of archaeological interest and potential ground

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
(proposal changed to 180 homes) Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 (formerly unallocated site) Westhaven, Inverallochy 37 homes APP/2017/0478	0	0	0	0	0	-	+	+/0	0	-	contamination. Mitigations include specialist investigation for contamination and the former airfield use should be commemorated in the public realm and overall development design. FRA may be required.
Alternative Sites											
Bid Site BB024 North of Rathen Road, Cairnbulg 30 homes	0	0	0	0	0	--	+	+/0	0	-	Site has a negative impact overall due to its significant adverse impact on landscape and sense of place outweighing the positive impacts of good connectivity with existing settlement. There are no major infrastructure requirements and minor surface water flooding can be mitigated through a FRA.
CORNHILL											
Preferred Sites											
OP1 25 homes	0	0/-	0	0	+	0	0	+/0	0	0	Site has a mixed impact with positive effects of scale and location combined with potential negative effects on water and climatic factors mitigated through water impact assessment, buffer strip, and FRA. See Bid BB001 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the playing fields, and recreational ground as amenities for the village	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Protect the tree belt to protect the character of the area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 (new designation) Protect the tree belt to protect the character of the area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB001 Site OP1 (and P3), Midtown Farm, Cornhill 12 homes (and Primary School)	0	0/-	0	0	+	0	0	+/0	0	0	Site has an overall slightly mixed impact with its scale, location, and biodiversity enhancement offsetting any negative impact on water environment. Mitigation measures include water impact assessment, buffer strip, and FRA. See also P3 below.
Alternative Sites											
Formerly P3 For the construction of a new primary school (2.4ha)											Site to be removed as Aberdeenshire Council have no plans to build the school.
CROVIE											
Preferred Sites											
P1 To conserve the setting of the settlement	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
CA Crovie conservation area	0	0	0	0	0	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
CRUDIE											
Preferred Sites											
OP1 14 Homes	0	-/?	0	-	0	0	+	+0	0	0	Slightly negative impact with limited waste water treatment capacity and siting on prime agricultural land, but growth of the settlement would help sustain the local school. See Bid BB006 below.
OP2 (formerly part of OP1) 9 homes	0	0	0	-	0	0	+	+0	0	0	Mixed impact as there is sufficient WWTW for this development and expansion of the settlement would help sustain the local school.
P1 Education and recreational use	0	0	0	-	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
Bid Site BB006 Land at Hawthorn Cottages, Crudie 10 homes	0	-/?	0	-	0	0	+	+0	0	0	Site has an overall slightly negative impact due to infrastructure requirements (waste water treatment), its siting on prime agricultural soil, and low biodiversity value with no enhancements proposed. However site will help sustain local community and school.
Bid Site BB033 Site adjacent to 'The Firs', Crudie 4 homes (self build)	0	-	0	-	0	0	+	-/?	0	0	Site has an overall mixed impact due to its scale and location creating minimal impact although the site is on prime agricultural land. Mix of house types cannot be assured due to nature of self build developments.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
None											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
FORDYCE											
Preferred Sites											
OP1 5 homes	0	0	0	0	0	0	0	+/0	0/+	0	Mixed impact. See bid BB027 below.
P1 Conserve community woodland	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Educational and recreational use	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
CA Fordyce Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB027 OP1 West Church Street, Fordyce 5 homes	0	0	0	0	0	0	0	+/0	0/+	0	Site has a mixed impact due to its small scale of development, good connectivity to existing settlement, no major infrastructure required, open space provision and low impact on surrounding landscape. Historic character and conservation status of village would have to be respected.
Alternative Sites											
None											
FRASERBURGH											
Preferred Sites											
OP1	0	0	0	0	+	-	+	+	0	+	Positive effect overall. It would develop arable land to the south of the main settlement of Fraserburgh. It

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
600 homes & sites for education/community use, health centre and cemetery (4 ha employment land associated with this site is allocated separately as OP7)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 590 homes, land for two full sized pitches and associated changing facilities. P3 is reserved for a park and sport / recreation facilities (see below)	0	0/-	0/-	0	+	-	+/-	+	+	+	would provide substantially towards the settlement's required allocation. The development would be mixed use, providing employment land, recreation and affordable housing. Significant positive effects are predicted under climatic factors as mixed use developments should minimise car dependency, air pollution and nuisance and the scale of new development provides for new facilities and services. A transport impact assessment is required.
OP3 employment land	0	0/-	0/-	0	+	-	0/-	0	0	+	This would provide housing and mixed use, including employment land. Part of the site is at risk from flooding. FRA may be required. Sustainable settlement, Affordable housing provision. While development is likely to improve the landscape of the area, it would affect its setting.
OP6 (formerly BUS3) Safeguarded for employment use with a link road to OP3	0/+	0	0	0	-/0	-	0	0	0/+	++	Provide additional employment land, but minor flood risk from an adjacent water course, which could be mitigated FRA may be required.
OP7 employment land (linked to OP1 mixed use development)	0	0	0	0	+	-	+	+	0	+	This would be an industrial site in an industrial location. It will have an overall positive effect in this location. Part of the site is at risk from flooding, which could be mitigated through a FRA.
OP7 employment land (linked to OP1 mixed use development)	0	0	0	0	+	-	+	+	0	+	Positive effect overall. It would develop arable land to the south of the main settlement of Fraserburgh. The development together with OP1 provides a mixed use site. Significant positive effects are predicted under

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											climatic factors as mixed use developments should minimise car dependency, air pollution and nuisance and the scale of new development provides for new facilities and services. A transport impact assessment is required.
R1 Reserved for park, sport and recreational facilities	0	0	0	0	+	0	0	0	0	+	Diversification of economy, reuse of derelict land. R1 Safeguarding of community provision allocation.
CC1 Bulky comparison outlets	0	-	-	0	+/-	-	0/-	0	+	++	Site is suitable for use which would promote regeneration and diversification of economy. Part of the site is at risk from flooding, which could be mitigated through a FRA. FRA may be required.
P1 To conserve Saltoun Gardens, playing fields, tennis courts, bowling green, putting green, play areas and cricket ground, and is reserved for community uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Reserved for education and recreational use	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P3 Reserved for education and recreation use	0	0	0	0	-	0	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P4 For leisure use	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P5 For port related activities (new designation)	0	0	0	0	-	0	+	0	?	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC Fraserburgh town centre.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Fraserburgh Central Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Fraserburgh Broadsea Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1, 2, 3 (formerly BUS4) and 4 (formerly BUS5) Safeguarded for business uses	0	0	0	0	+/-	-	0	0	0	++	Retention and extra provision of Employment land in a regeneration area, assessment of flooding issues required but not in a flood risk zone.
FOP1 site for future business use (new allocation – no bid)	0	0	0	0	0	-	+	+	0	0	Positive effect overall. Situated close to mixed use development including allocated employment land would help minimise car dependency, air pollution and nuisance. A transport impact assessment is required.
Bid Site BB032 Land at Mid Street, West of Albert Lane, Fraserburgh. Healthcare use	0	0	0	+	0	0	++	0	0	0	Site has an overall positive impact due to its location within Fraserburgh, its remediation of brownfield land, and provision of new community facilities (a new healthcare facility). Any soil contaminants to be investigated and appropriate remediation identified.
Bid Site BB035 Land at Tyronhill Farm, Fraserburgh	0	0	0	0	0	0	0/+	+/0	0	0	Site has overall positive impact with its potential to accord with OP1 masterplan and benefit from mixed use development minimising car dependency, air pollution and nuisance. The OP1 development will

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1.35 hectare Housing Land (proposal changed to 30 homes)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
Bid Site BB022 Part of R1, Land West of Greenbank Gardens, Fraserburgh 95 homes	-	0	-/0	0	+	-	0	+	-	0	Site has an overall negative impact due to proximity from services, loss of reserved land for open space (human health), and impact on air, climatic factors and landscape impact. Buffer strip required beside watercourse and FRA may be required.
GARDENSTOWN											
Preferred Sites											
OP1 25 homes	0	0	0	+	-	0	+	+/0	-/0	0	Mixed effect. Site protrudes from the eastern boundary and could affect the landscape setting of the settlement. However, strategic landscaping and well-designed layout would mitigate against any landscape or visual impacts.
OP2 11 homes	0	0	0	0/+	-	0	+	+/0	0/-	0	Mixed effect. It is on a prominent site, but negative effects on the landscape are reduced as there is development on two sides. The site is unlikely to adversely affect the setting of the Conservation Area.
P1 To conserve the setting of the village	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks where strategic landscaping will be required to improve the boundary treatment of	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
the settlement for site OP1											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
CA Gardenstown Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB008 Site South West of Castlehill Drive, Gardenstown 7 homes	0	-	0	0	0	-	+	+/-0	0	-	Site has an overall negative impact as despite having access to local services, and there being low risk of impact on the natural habitats protected by SSSI and SPA, public water treatment capacity is constrained and there is a significant visual landscape impact that cannot be fully mitigated against in this sensitive landscape. There is also adverse effect on the setting of the Conservation Area weakening sense of place.
INVERBOYNDIE											
Preferred Sites											
P1 To conserve the play area as an amenity for the village, to safeguard the former railway line and the setting of Inverboyndie and Banff, and to prevent coalescence between these settlements	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	0	+	0	0	0	0	++	The allocation would provide an employment allocation which would serve Banff (especially west Banff), Whitehills and Inverboyndie. Effects on the

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											water course adjacent to the site could be affected, but the requirement for a buffer strip would negate any potential negative impact.
Alternative Sites											
Bid Site BB026 Land at Mill of Boyndie. Inverboyndie 20 homes	0	-/?	-/?	0	0/+	--	+/-	+/0	+	-/+	Site has an overall negative impact due to high flood risk and adverse effects on landscape and sense of place due to scale of development causing visual disruption. A FRA and would be required together with buffer strips against watercourses. Part of the site is unlikely to be developable due to flood risk.
LADYSBRIDGE – new settlement											
Preferred Sites											
P1 To conserve woodland areas for amenity value and community use, and prevent coalescence with Boyndie	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 to conserve the play area for recreation and community use	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB025 Land at Ladysbridge Village, Boyndie Mixed use (129 homes, 1.99 hectares employment land)	-	0	-/?	--	+	0	+	+	+	+	Site has an overall positive impact as no major infrastructure is required, there are green space and biodiversity enhancements, there is employment land, good foot/cycle path connectivity, and the settlement benefits from sense of place associated with Ladysbridge House and its historic setting.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											However the development causes loss of prime agricultural land.
Alternative Sites											
Bid Site BB016 Land at Ladysbridge Cottages, Boyndie 45 homes	0	0	-	--	0	-/0	-/+	+/0	+	-/?	Site has an overall negative effect due to loss of prime agricultural land, adverse landscape impact, the need for increased travel and associated car dependency, school capacity issues and risk of adverse impact on historic setting associated with Ladysbridge House. Consultation with Education Service would be required to mitigate against potential negative impact on school capacity.
MACDUFF											
Preferred Sites											
OP1 85 homes											See bid BB037 for part of this site. The remainder of OP1 is to be removed from the ALDP due to physical and marketability constraints.
CC1 4ha for large format stores and land for a new health centre	0	0/-	-/?	0	-/+	0	+	0	+	0	Mixed impact. See bids BB031 and BB036.
P1 To conserve the playground, war memorial and recreation land at The Knowes.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing field and play areas as amenities for the town	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 For education and recreation uses.	-	--	-	--	-	-	-	0	+	0	The development in area liable to flooding is likely to have significant effects on a number of receptors as assessed. FRA may be required.
R1 For healthcare use.	0	0	0	+	0	0	++	0	0	0	Site has an overall positive impact due to its location in close proximity to existing services and facilities, and provision of new community facilities.
BUS Safeguarded for business uses	+	--	+	0	-	-	0	0	-	++	There is a sewerage capacity problem for this allocation. This is reflected in the negative assessment.
TC Macduff town centre	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB031 Site CC1, South of Corskie Drive, Macduff Health Centre	0	0/-	-/?	0	-/+	0	+	0	+	0	Site has an overall positive impact due to its proximity to settlement, good connectivity, and for sustaining community health. However site is liable to flooding and there is potential impact on protected species, subject to habitat survey to confirm if any badger setts are within licensable distance. FRA may be required.
Bid Site BB036 Site CC1, Land at Duff Street, South of Corskie Drive, Macduff Mixed Use (proposal changed to Retail/Health)	0	0/-	-/?	0	-/+	0	+	0	+	0	Site has an overall positive impact due to its proximity to settlement, good connectivity, and for sustaining community health and providing employment opportunities. However site is liable to flooding and there is potential impact on protected species, subject to habitat survey to confirm if any badger setts are within licensable distance. FRA will be required and open space obligations can help mitigate visual landscape impact.
Bid Site BB037	0	0	0	0	0/?	0/-	+	0	0	0	Site has an overall mixed effect, on account of its positive impact of good connectivity and sustaining local school but negative impact on the landscape

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Site OP1, Land South of Law of Doune Road, Macduff 41 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Site OP1, Land South of Law of Doune Road, Macduff 41 homes											due to its location on an elevated, sloping site although visual impact can be mitigated by screen planting. Landscape impact is also mitigated by its location adjacent to existing residential area and having no impact on elemental coastal qualities of its landscape designation.
Bid Site BB039 Land South and East of Myrus Circle, Myrus, Macduff Housing (proposal changed to 160 homes with reduced boundaries to exclude P2) Reserved	0/?	0	0	0	0/+	-/0	+/?	+	0/+	0	Site has an overall mixed impact with potential positive effect from sustaining the community through provision of housing choice and good connectivity to settlement. Potential adverse effects due to landscape impact could be mitigated by screen planting and buffer strip along watercourse and FRA are also required due to flood risk.
Bid Site BB040 Land West of Corskie Drive, Macduff Housing (proposal changed to 160 homes) Reserved	0/?	0	0/?	0	0/?	-/0	+/?	+	0/+	0	Site has an overall mixed impact with potential positive impacts from sustaining the community through provision of housing choice and good connectivity to settlement. Potential adverse effects due to flood risk and landscape impact (due to scale of development) can be mitigated through strategic planting, buffer strip along watercourse and FRA.
Alternative Sites											
Bid Site BB038 Land North of Myrus Caravan park, Macduff Supermarket/retail/hotel	0	-	-/?	0	0	-	-/+	0	0	0	Site has an overall negative impact due to impact on water environment and flood risk, and landscape impact. FRA and screen planting will be required.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MEMSIE											
Preferred Sites											
OP1 15 homes	0	-	0/-	0	0/+	0	-	?	0	0	Site has a mixed impact overall, with slight negative effects on material assets due to primary school capacity issue. See Bid BB010
P1 To conserve the area of woodland	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant negative environmental effects on the receptors.
P2 Marks the proposed strategic landscaping required for site OP1	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant negative environmental effects on the receptors.
P3 For the construction of a new primary school (2.4 ha)											Site to be removed from the ALDP as there is no prospect of the school being built within lifetime of the plan. Also see Bid BB011.
P3 To protect the playground (new designation)	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB003 Land to the North of Memsie (Phase 1) 20 homes	0	0/?	-/?	0	0/+	-	-	+/?	0	0	Site has an overall negative impact due to impact on climatic factors and landscape, and infrastructure required, notably school capacity. Waste water treatment is available from communal drainage system however this was meant to allow existing home owners to connect to it (at their own cost). To mitigate potential negative impact, it should be a mandatory requirement for new home owners to connect to communal drainage system to avoid further private septic tanks in Memsie.

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Bid Site BB009 Land off A981, Adjacent to Berryhill House, Memsie 15 homes Reserved	0	0/?	0/-	0	0	0	-	+0	0/+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site BB010 Site OP1, Crossroads, Memsie 15 homes	0	0/?	0/-	0	0/+	0	-	+0	0	0	Site has a negative impact due to impact on water quality (site is within SEPA waste water drainage hot spot) and infrastructure required, notably WWTW and education. Rathen Primary School may be able to accommodate a small increase in numbers. It may be possible to connect to nearby private communal drainage system: to mitigate potential negative impact, if sufficient capacity, it should be a mandatory requirement for home owners to connect to communal drainage system to avoid further private septic tanks in Memsie.
Alternative Sites											
Bid Site BB002 Land to the North of Memsie 40 homes	0	0	-/?	0	0/+	-	-	+0	0	0	Site has an overall negative impact due to impact on climatic factors and landscape, and infrastructure required, notably school capacity. Waste water treatment is available from communal drainage system however this was meant to allow existing home owners to connect to it (at their own cost). To mitigate potential negative impact, it should be a mandatory requirement for new home owners to connect to

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											communal drainage system to avoid further private septic tanks in Memsie. However this proposal is however likely to remove any remaining capacity.
Bid Site BB011 P3 School Site, Memsie Change of use to infill for housing	0	--	-/?	0	0/+	-	-	+/?	+	0	Site has a negative effect due to impact on water quality, landscape, and infrastructure required with no school capacity nor waste water treatment available. FRA may be required.
Bid Site BB015 Land South of Cairnmuir Farm, Memsie 60 homes	-	--	-	0	0/+	-	-/+	+	0	0	Site has a negative effect due to impact on air and water quality, climate, landscape and cultural heritage, and infrastructure required, with no school capacity nor waste water treatment available. Buffer strip may mitigate impact on watercourse if SUDS/attenuation ponds to a high standard. FRA may be required.
Bid Site BB019 Site at Birnie Woods, North of Muir Road, Memsie 30 homes	0	-/?	-	0	-	-	-	+/0	+	-	Site has an overall negative impact due to impact on climatic factors and landscape, and there is no school capacity or waste water treatment capacity. Site also impacts on natural and cultural heritage. Impact on water quality is unknown.
BB021 Land South of Muir Road, Memsie 60-70 homes	-	--	-	0	0/+	-	-/+	+	0/+	--	Site has a negative effect due to impact on air and water quality, climate, landscape, cultural heritage, and there is no school capacity nor waste water treatment infrastructure.
NEW ABERDOUR											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 48 homes	0	+	0	0/+	0/+	0	0/+	+/0	0	+/-	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Mixed effects. Slightly positive effect due to requirement for SUDS, appropriately scaled growth within the settlement, site would best fit urban design of the village.
P1 To conserve the bowling green.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the market stance and the setting of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing field as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the area of woodland	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
P5 For community, recreation and education uses											Site to be removed as former school has been released for potential development, and its protected status no longer required.
NEW BYTH											
Preferred Sites											
OP1 (formerly OP2) 12 homes	0	-/0	0	0	0	0	0	+/0	0	0	Site has a negative impact due to lack of WWTW capacity in the area. A growth project would be required if development overall in New Byth exceeds 10 homes.
P1 To conserve the setting of the square	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To conserve the playing field and playground	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site BB013 Site adjacent to Urquhart Road, Land at New Byth 10 homes – self build	0	0	0	-	0	0	-/0	-/?	0	0	Site has an overall mixed impact due to lack of capacity of WWTW in the area and loss of prime agricultural land. A WWTW growth project would be required if development in New Byth exceeds 10 homes overall. Also, mix of house types cannot be assured due to nature of self build developments.
Alternative Sites											
OP1 9 homes											Site to be removed from ALDP due to ownership constraint, with no progress made towards delivering this site and no planning applications received.
PENNAN											
Preferred Sites											
CA Pennan Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
PORTSOY											
Preferred Sites											

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OP1 10 homes	0	0	0	0	-/0	0	+	+/0	0	0/+	<p>Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.</p> <p>Development is close to coastline, but this a small allocation adjacent to the road, opposite existing development would have minimum impact on the landscape.</p> <p>Site is not affected by any major environmental constraints, no flooding constraints. Would see westward spread of town, but this is unavoidable in town like Portsoy with little opportunities for growth due to topography and flooding issues.</p>
OP2 6 homes	0	0	0	0	-/0	0	+	+/0	0	+	<p>This would be a small allocation of 6 units on a brownfield site within a residential area of Portsoy. The overall effect would be positive.</p>
OP3 (formerly OP5) Mixed use including housing/employment at former hospital.	0	0	0	+	+/0	0	+	+	+	0	<p>Potential landscape and visual impacts as a result of redevelopment can be mitigated through the use of strategic landscaping and screening along site boundaries to the north, east and south. Any future development of the site would need to take into consideration the high flood risk area identified by SEPA located immediately to the west of the site.</p> <p>The development is likely to have minor negative impacts on landscape, and development of this brownfield site provides scope for landscaping and structure planting which is likely to improve the quality of biodiversity. Improvement of the brownfield land will have positive effect on biodiversity. While the creation of housing choice is likely to have a positive effect on material assets, the flooding potential could have significant effect on material asset. The effects</p>

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											on population and human health are likely to be positive overall.
P1 To conserve the playground, cemetery, and the setting of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields and recreation ground as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and recreation uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Portsoy Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP3 125 homes											Site to be removed from the ALDP as it is constrained by a significant flooding problem. See bid BB028.
OP4 9 homes											Site to be removed from the ALDP as it is constrained due to ownership and flooding issues.
Bid Site BB028 OP3 Durn Road, Portsoy 125 homes	0	--	--	0	+	0	+	+	+	0	Site has an overall negative impact with the effect of significant flood risk overriding the positive effects of good connectivity with existing settlement and access to local services, facilities, green space, and potential biodiversity enhancement.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
RATHEN											
Preferred Sites											
OP1 10 homes	0	-/0	0	0	0	0	-/+	0	0	0	Overall mixed impact with a range of negative effects due to lack of WWTW, low school capacity, surface water flood risk and landscape impact mitigated through FRA, new communal treatment plant for future adoption by Scottish Water, strategic landscape planting and consultation with infrastructure providers identifying sufficient school capacity for the low numbers likely from this development.
P1 Marks the proposed strategic landscaping required for Site OP1	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve a playground and recreation ground as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve an area of woodland and the setting of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve an area of woodland	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 For education, recreation and community uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for a cemetery extension	0	?	0	0	0	0	0	0	0	+	Cemetery extension could impact on groundwater, which requires investigation.

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Alternative Sites											
Bid Site BB034 Land North and East of Rathen West Church, Rathen 10 homes – self build	0	-	0	0	0	0	-	-/?	0/-	--	Site has an overall negative impact due to proximity from settlement, impact on local infrastructure, impact on historic setting, water quality and lack of housing mix. Mix of house types cannot be assured due to nature of self build development. FRA may be required.
ROSEHEARTY											
Preferred Sites											
OP1 50 homes and 2 ha of employment land	-/0	0	-/0	0	0/+	0	0/+	+	+	0/+	The site could provide suitable employment site, good access but quite prominent and exposed. Minor flood risk (buffer strip required). FRA may also be required. See bid BB023 below.
OP2 10 homes	0	0/-	+/-	0	+/-	-/0	0	+/0	0	0	The site would allow for the decontamination of the site from its current use (scrap yard). Minor flood risk (buffer strip required). FRA may be required. Strategic landscaping can mitigate adverse visual impact from its coastal location.
OP3 (formerly OP4) 10 homes	0	0	0	0	0/-	0/-	0	+/0	0	0	Overall slightly mixed effect due to small scale of allocation. Possible slight minor adverse impacts as a result of developing greenfield site. Mitigate landscape effects by strategic landscaping.
P1 To conserve the setting of Rosehearty	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks the proposed strategic landscaping	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
required for sites OP1 and OP2.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 For education and recreation uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB023 OP1 and P2 South of Ritchie Road, Rosehearty 50 homes and small business units	-/0	0	-/0	0	0/+	0	0/+	+	+	0/+	Site has an overall mixed impact due to negative impact on air quality and climatic factors due to location and limited employment opportunities, but positive impacts on enhancing biodiversity, human health and population. Impact on the landscape to be mitigated by strategic landscaping. FRA may be required.
Alternative Sites											
OP3 40 homes											Site to be removed from ALDP as the deliverability of the site is in doubt, and is constrained by its steep, rocky topography.
SANDEND											
Preferred Sites											
OP1 8 homes	0	-/?	0/-	0	0	0	0	+/0	0/-	0	The site is on a plateau overlooking part of the settlement, but it is unlikely to affect the setting of the Conservation Area due to the topography of the area, which visually separates the site and designation. Because of potential flooding issues on this site, the assessment of the effect on water and material asset reflects this. FRA may be required
P1 To conserve the playing field and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
playground as amenities for the village, and the setting of the settlement											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
CA Sandend Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
SANDHAVEN AND PITTULIE											
Preferred Sites											
OP1 31 homes	0	0	0	0	0	0	0	+/0	+	0	This use is not considered to have any significant environment effects on the receptors.
P1 To conserve the setting of Pittulie	0	0	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground	0	0	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and recreation uses	0	0	0	0	-	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
TYRIE											
Preferred Sites											
None											
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 6 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site to be removed from ALDP due to ownership and marketability constraints, with no interest or planning applications received through the last three plan cycles.
WHITEHILLS											
Preferred Sites											
OP1 30 homes	0	0	0	0	-/?	0/-	+	+/0	0	-	Mixed impact. See Bid BB030.
P1 To conserve the setting of Whitehills	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing field and recreation ground as amenities for the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 Marks the proposed strategic landscaping required for site OP1	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 For education and recreation uses	0	0	0	0	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Whitehills Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BB030 OP1 Knock Street, Whitehills 30 homes	0	0	0	0	-/?	0/-	+	+/0	0	-	Site has a mixed effect overall with negative impact on landscape and sense of place associated with cultural heritage and coastal setting, combined with positive impacts of good connectivity to existing settlement and provision of housing choice. Strategic planting is required to mitigate landscape impact.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
Bid Site BB029 BB029 Land East of Redwell Drive, Whitehills 30 homes	0	0	0	0	-/?	--	+/-	+/0	0	-	Site has a negative effect overall with significant adverse impact on landscape and sense of place associated with cultural heritage and coastal setting (site being located in both Coastal Zone and Special Landscape Area), these outweighing the positive impacts of good connectivity to existing settlement and provision of housing choice.
LANDWARD SITES: FINTRY											
Preferred Sites											
None											
Alternative Sites											
Bid Site BB014 Site at Yonderton, Craigston, Fintry 20 homes	0	-	-	0	-/?	-	-/?	+/0	0/-	0	Site has an overall negative impact due to proximity from settlement, infrastructure required, landscape impact, flood risk and potential habitat impact. An FRA and habitat survey required.

Table 8.5.2: Assessment of Site-specific Allocations and Bids – Buchan

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Ardallie											
Preferred Sites											
OP1 10 homes and 0.3ha employment land (6 small units)	0	+/-	+	+/-	+/-	0	-	+/0	-	+/-	Overall the development will have a mixed effect, as it is not located close to any larger settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided on the entrance to the site, and the incorporation of business units in a rural area.
P1 To mark the proposed strategic landscaping required for site OP1	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For Sustainable Urban Drainage (SuDs) for site OP1	0	+	+	+	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
BU001 Nether, Backhill, Ardallie Housing (self-build plots)	0	-/0	0	0	+	0	-	-/?	0	0	Site has overall mixed impact on water, soil, landscape and material assets due to its proximity from a service centre, possible need for water and waste water infrastructure, risk of overdevelopment and potential impact on the landscape. Houses would be self-build plots, which does not confirm a mixed types of homes

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											and it may not be possible to mitigate this using the design policy.
Auchnagatt											
Preferred Sites											
OP1 16 homes and 0.5ha employment (8 small business units)	0	-	-	+	-	0	-	+/0	+/	+/-	Given its scale, proposed uses and location, overall, the proposed development will have a positive impact. Part of the site is at risk from flooding (R2), but the open space (with SuDS) would have positive effects on climatic factors and human health, as will incorporating small business plots within the development. Limited public sewer connection is likely to have negative effects on water and material asset.
P1 To conserve the path/cycle link from the A948 to the Formartine and Buchan Way	0	-	0	0	0	0	+	0	+	+	A link in an area liable to flooding. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the approach and setting of Auchnagatt	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and community uses associated with the school	0	0	0	0	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a sustainable drainage system	0	-	-	+	-	0	-	0	+	0	The site located adjacent to area liable to flooding. The scores reflect our assessment.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
(SUDS) for Site OP1											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BU017 Land West of A948 35 homes and business units	-	-/0	-/0	0	0	0	-/0	+/0	0	0	Overall the development will have a mixed effect, as it is not located close to any larger settlement. The use of infrastructure increases to service the dwellings and business units and this is likely to increase commuter traffic. There is a watercourse flowing within the site and mitigation measure such as buffer strip and flood risk assessment would be required. This means the development must connect to public drainage. Special preservation of Otter (protected species) may be required and this would be subject to consultation with relevant consultees. The existing Formatine and Buchan Way core path would enhance connectivity.
Alternative Sites											
OP2 31 homes											Site to be removed from the next Local Development Plan (LDP) due to ownership and infrastructure constraint.
Boddam											
Preferred Sites											
OP2 9 homes	+	0	0	+	+	0	-	+/0	0	0	Positive impacts are predicted as the site is within Boddam, reducing its distance from public service provision, but only detached dwellings are proposed. It will do little to provide housing to those in need if no affordable or special needs dwellings are built.
OP3 6 homes	+	0	+	0	+/-	0	?	+/0	0	?	EH1 Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve the setting of Boddam	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the playing fields and play area as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the play area as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the setting of Boddam.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 Safeguarded for a pedestrian/cycle/rail crossing underneath the A90.	0	-	-	+	-	0	-	0	+	0	The site located adjacent to area liable to flooding. The scores reflect our assessment.
CA Boddam Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 5 homes	+	0	+	+	+	0	?	+/0	0	-	Positive impacts are predicted as the site is a brownfield development opportunity within Boddam, reducing its distance from public service provision and avoiding the development of greenfield land. The site is very close to the conservation area, hence, visual impact is inevitable.
Bid Site BU030 Land off A90 Business use (6.3 hectare)	--	0	-	-	0	--	-	0	0	0	Site has an overall negative impact due to unsuitable access point (A90). The site is within local nature conservation site and reserved land. Due to the

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											location of the site, it would be visually prominent from the coast, which is designated as special landscape area and Skelmuir Hill local nature conservation site. Part of the site is within fluvial flood risk zone, and there is surface water flood risk area on the A90 which would have an effect on the site. Engineering drainage works would be required to manage the surface water flood in the A90. Any employment or industrial use would result in CO2 emissions.
Bid Site BU031 Land off A90 50 homes	0	0	0	0	-	0	+	+	0	0	Site has an overall mixed impact due to its siting, proximity to development. A new access would be required, except off A90. The site is within local nature conservation site and reserved land. Due to the location of the site, it would be visually prominent from the coast, which is designated as special landscape area and Skelmuir Hill, Stirling Hill and Dudwick local nature conservation site. Flood mitigation measure have been proposed to alleviate flooding on the A90. Active travel such as pedestrian/cycle routes across A90 would allow sustainable travel.
Crimond											
Preferred Sites											
OP1 25 homes	0	-	-/0	+	+/-	-	-	+/0	0/-	0	Mixed effect overall. There is some concern at developing in a location without key employment provision. Whilst some new employment land will be provided, in reality most services and employment will be accessed elsewhere. However the settlement can accommodate growth and the development plans

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											employment land as well as a phased approach which will provide new opportunities for residents to access housing and employment locally and will improve viability of local services and public transport connections. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
P1 To conserve the Crimond belts as significant linear woodland features	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 For education and community uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
BU058 Land at Moss-Side Camp, South of Crimond, Crimond 100 homes	0	-/0	-	0	0	--	0	+	0	0	Site has an overall mixed impact due to proximity from settlement, infrastructure required, impact on landscape, water quality and habitats. A growth project is required for WWTW. The nature and physical characteristics of the landscape would be altered and irreversible. The site is within a countryside which is occupied by many species and this development would disturb their habitat. There would be a mix of house types, providing choices for different groups.
Cruden Bay											
Preferred Sites											
OP1	-/0	-	-/+	-	-	-	+/-	+	+	++	A largely positive effect, but it will have some negative effects as it's located close to Peterhead and just off

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
200 homes, 2ha employment land and community facilities											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 41 homes	0	0	0/-	-/0	+/-	0	+	+/0	0	+/0	the A90(T) and is likely to increase commuter traffic. The site is within an ALS, but the proposed landscaping may enhance the area, screening the buildings in this largely open area. Safeguarding the Boddam railway line will have a long term positive effect. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
P1 To conserve the setting of Cruden Bay and the football pitch at Mill Park, play area, tennis court and bowling green and contributes to green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks the proposed strategic landscaping required for site OP1 and OP2.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P3 Safeguarded for a pedestrian path/cycleway/railway line.	0	0	0	0	+	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P4 For potential expansion of the school.	0	0	0	0	-	-	-	0	+	0	The expansion of school likely to affect biodiversity and landscape. This use is not considered to have any significant environment effects on the receptors.
CA Port Erroll Cruden Bay Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BU014 H1 Site, Aulton Road, Cruden Bay 57 homes	0	0	0	-/0	-	0	+	+	0	+/0	Positive impact as adjacent to settlement, with good connectivity, no major infrastructure required; falls within Energetica Corridor and proposes some variation in house types. Part of the site falls within prime agricultural land, however, the land is divided by A975 and a minor area is covered on the east side of the road, hence would not have any impact. There is minor flood risk from watercourses within the site, which could be mitigated though a FRA and a buffer strip. Badgers have been noted, although no habitat been recorded. Several archaeological finds have been recorded on the site – an archaeological survey will be required.
Alternative Sites											
OP3 220 homes											This site shall be removed because the site is physically constrained and unlikely to be delivered in the next plan period.
BU038 Land at Meadow of Cruden, Cruden Bay 10 homes	0	--/-	-/0	0	+/-	-	0	-/0	++	0	The site has an overall mixed impact. It could affect Goldeneyne ducks (<i>Bucephala clangula</i>), a protected bird, there is flood risk from Cruden Water

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											(although the housing element is on the edge of this area), but a FRA would be required. Large detached homes on large plots are proposed, which would not provide for a mix of house types. However, the site would create a meadow for the community to enjoy, but this would be overlooked by houses on the higher part of the site, which would affect the landscape character of this valley.
BU066 Captain's Cabin, Aulton Road, Cruden Bay Amend the settlement boundary to include a single home	0	0	0	0	-	-	0	0	0	0	Site has an overall neutral to negative impact due to landscape impact and potential impact on protected species and habitats. This boundary change would have impact on biodiversity and landscape. Setting by the coast attracts many species, they may be affected from this change and the change in the character of the landscape would be irreversible and would not blend in with the wider area.
Fetterangus											
Preferred Sites											
OP1 26 homes	0	0	0	+	-	0	+	+/-0	+	+	If this proposal is viewed in the context of replacing a site which will be unused regardless of any future allocation through the ALDP then this assessment is slightly positive. Whilst the location is unsustainable for major growth, the redevelopment of a brownfield site with good connectivity and a mix of housing types would benefit the settlement and also improve biodiversity. This is how the proposal has been assessed. However, if a housing allocation in the ALDP had a bearing on the company's decision to leave

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											<p>the site and move production out of the settlement then the SEA would be very negative – it would be seen as a proposal which removes the main employer from the village and worsens the settlement’s sustainability by adding commuters and removing employment opportunities. Minor flood risk, request FRA and buffer strip.</p> <p>Nonetheless, given its scale, proposed use and location, overall, the proposed development will have a slight positive impact. It would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus. Part of the site shall be removed from the next plan as its constrained.</p>
OP2 27 homes											See bid BU025 below
P1 Marks the proposed strategic landscaping required for sites OP1 and OP2	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space in The Square	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the bowling green and playing fields	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P4 To conserve a tree belt	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the playing field	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P6 For education and community uses	0	0	0	0	-	-	+	0	+	0	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
R1 For a car park and pavilion for the playing field	0	0	0	0	-	-	+	0	+	0	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
BU018 Land East of Gaval Street, Fetterangus 55 homes	0	0	0/-	0	0	0	0	+	0	0	The site has a mixed impact due to its location adjacent to settlement, with good connectivity. There are concern with air quality due to the scale of development. The public drainage infrastructure and the unclassified road at the north of the site needs to be upgraded. The existing biodiversity would not have any impact, in fact, open space and native plantation may enhance biodiversity. There would be no negative impact on the landscape setting and soil.
BU025 Site OP2, Fetterangus 27 homes	0	0	0	0	0	0	0	+/0	0	0	The site has a minor positive impact due to its location adjacent to settlement, with good connectivity. The public drainage infrastructure needs to be upgraded. Any flood from the minor watercourse to the north east can be mitigated through a FRA and a buffer strip. The existing biodiversity would benefit from the proposed open space and native plant. There would be no negative impact on the landscape setting and cultural heritage.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BU026 Land East of Toux Cottage, Fetterangus 27 Homes	0	0	0	0	0/-	0	0	-/?	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. The site has a negative impact principally due to the lack of house types on this 5ha site. The public drainage infrastructure needs to be upgraded. The access may affect protected species (bats, otters), therefore a bat survey or similar would be required. Introducing open space(s) and native plants may enhance the biodiversity. There would be a loss of trees and hedges by the road side, and no mitigation measure have been proposed. Although, this loss would not be significant as the landscape is not protected or act as a biodiversity corridor unless it plays a role for the protected species.
Alternative Sites											
None											
Hatton											
Preferred Sites											
OP1 40 homes	+/-	--	0	0	+	0	+	+/0	0	+	The use of sustainable materials will have a positive effect. However, negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. The development would have an adverse impact on water quality if mitigation measures are not undertaken. Negative impacts are possible as Water of Cruden is also at risk of failing to meet good ecological status due to point source pollution.
OP3 21 homes											See bid BU024 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve the setting of Hatton and the skateboard park, tennis courts and playing field, and is reserved for education uses	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing field as a recreational amenity for the settlement	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	Likely to affect landscape and land take. But the assessment is not likely to be significant.
BU024 Land South of The Shieling, Hatton 15 homes	0	0	0	0	+/-	0	0	+/-0	+	0	Neutral and positive impacts in some aspects, except for biodiversity, water and population. It has positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and new homes would enable access to better housing. Buffer strip would be required to the east to mitigate flooding from a watercourse and to the west to lessen impact on the adjacent woodland. No mixed type of housing proposed at present. There are opportunities to add new paths within the site.
Alternative Sites											
OP2 15 homes											This site shall be removed due to marketability constraint.
OP4 15 homes											No progress have been made during the last plan period, therefore, this site shall be removed.
OP5 15 homes											This site shall be removed due to physical and infrastructure constraint associated with the site.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Longhaven											
Preferred Sites											
OP1 30 homes	0	0	0	0	0	0	+	+/0	0	0	A small scale expansion of the existing settlement could be considered to sustain existing services and reduce its environmental impact. Buffer strip next to trees will be required.
P1	0	-	0	-	+	0	+	0	+	0	Area is subject to flooding. But this use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
BU051 Land East of Longhaven School, Longhaven 30 homes	0	0	0	0	-/?	0	-	+/0	0	0	Site has an overall negative impact due to impact on the A90, infrastructure required, landscape impact, and potential impact on nearby habitats. Consultations with relevant transport authorities would be required to mitigate this issue. A mix of house types would provide choices for homes to a variety groups of people.
Longside											
Preferred Sites											
P1 To conserve the golf course and the setting of Longside	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve woodland, tennis courts and a bowling green as	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
amenities for the community											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the setting and amenity of the south east part of Longside	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P4 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	Likely to affect landscape and land take. But the assessment is not likely to be significant.
BU029 Land off Station Terrace, Longside, Peterhad 100 homes	0	0	0	0	0	0	0	+	0/+	0	Site has an overall slight positive impact due to its location adjacent to settlement, with good connectivity, new green networks would be created to enhance biodiversity. The access road and drainage treatment works are required to be upgraded. The site is set close to a river and therefore, there might be a risk of threatening the biodiversity, which can be mitigated through a buffer strip. The south of the site is within a flood risk area, therefore, a flood risk assessment would be required to establish the best suitable mitigation measure.
Alternative Sites											
OP1 73 homes, 1.7ha employment land and community facilities											Site to be removed from the ALDP due to ownership and infrastructure constraints.
OP2 17 homes											The site is complete.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Maud											
Preferred Sites											
OP2 32 homes	+/-	0	0	0	-/0	0	+	+/0	0	+	The site would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud.
P1 To conserve the football ground, bowling green, play area and recreation ground as amenities for the village	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the setting of Maud	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the Formartine and Buchan Way as an extension of a major component of the regional green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
BU003 Nethermuir Road Site, Maud Block of 8 garden flats (21 homes)	0	+	0	0	--	0	0	+/0	0	0	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and promotes sustainable development. The only downside is the loss of pocket of woodland which already has been damaged and

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											this would have a major impact on the movement of wildlife. It can be mitigated through re-planting native trees and wildflower, however, it is anticipated that not all the wildlife would be able to reside in the new environment. Mixed housing has not been put forward, therefore, design shall be in accord with the design policies in the ALDP.
BU064 Site GEN2, South of Castle Road, Maud 30 homes	0	0/+	0	0	+	0	0	+/0	0	0	Site has an overall positive impact due to its proximity and well connectivity to Maud and the site would achieve active travel. The site is bisected by a drain and a buffer strip would be able to mitigate and enhance biodiversity through planting native trees, wildflower verges and nectar plants. There would be a temporary constraint in education, however, with appropriate consultation, this can be overcome. This development would be dominating and overbearing due to the topography of the existing town and recreation ground being set directly to the south of the site.
Alternative Sites											
OP1 75 homes											This site is to be removed from the ALDP due to marketability constraints and it is unlikely to be delivered during the lifetime of the plan.
BU028 Land South of the Maud Hospital, Maud 30 homes	0	-	0	--	0	0	0	+/0	0	-/0	Site has an overall mixed impact due to proximity from settlement and not connected to the settlement very well. The connection to Maud is a constraint due to its location and relevant consultations needs to be held to mitigate this issue. The drain flowing on the east would not result in flooding, however, a buffer strip

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											would be required to mitigate and preserve the drain. The loss of prime agricultural land cannot be mitigated and setting of a B listed building may not may not an issue, depending on the outcome of a planning application.
Mintlaw											
Preferred Sites											
OP1 500 homes, business, community services for the elderly, neighbourhood retail and 5Ha of employment land	0	+	+	+	-	-	++	+	+	++	The development will have a positive permanent and long-term effect, as it will add to the existing assets of the settlement. Part of the site is at medium to high risk of flooding, which could be mitigated through a FRA and a buffer strip. Proposes a large mix of dwellings which will have a long term positive effect. The development enhances the existing distinctive tree belts along the field boundaries. The development proposes community facilities (positive), which will be an important asset to the settlement. Likely to safeguard and enhance existing pedestrian linkages.
OP2 and R1 600 homes and facilities for the elderly. R1 is reserved for a district heating scheme for H1	0	+/-	+/-	+/0	++/-	0	++/-	+	+	+	Site is adjacent to the existing settlement, and proposes pedestrian links to its service and business centre. The district heating scheme will deliver long-term permanent effects. SuDS are proposed. Site would have scored higher if employment land was proposed within the proposed development area. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. FRA may be required. BID BU045 have been submitted, which is discussed below.

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OP3 20 homes	-	0	0	0	0	0	+	+/-	-	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. See bid BU32 below.
OP5 50 homes	0	-	-	0	-	0	++	+	+	0	Same as OP1 as the agreed masterplan is in conjunction with OP1. Furthermore, 2 bids BU002 and BU049 have been submitted, discussed below.
P1 To conserve an area of woodland	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground as a local amenity	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve Aden Country Park	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4-5 To conserve an area of woodland to enhance the amenity of the Buchan Way	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the play area and open space for amenity purposes	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 Marks the proposed strategic landscaping required for sites OP1 and OP2	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 For education, sport, recreation and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
R1 For a district heating scheme or combined heat and	-	-	-	0	0	-	+/-	0	+	0	This use is not considered to have any significant environment effects on the receptors except on potential flooding. FRA may be required.

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power plant for site OP2											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R2 For a roundabout	0	-	-	0	-	-	+/-	0	+	+	May involve land take for future roundabout development. This use is not considered to have any significant environment effects on the receptors except on potential flooding. FRA may be required.
CA Old Deer Conservation area	0	+	0	0	+	0	+	0	+	+	May protect the setting of the area. This use is not considered to have any significant environment effects on the receptors.
BUS1 and BUS2 Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	Likely to affect landscape and land take. But the assessment is not likely to be significant.
BU002 Site OP5 South of Nether Aden Road, Mintlaw 50 homes	0	0	0	0	0	0	0	+	0	0	The site has an overall neutral impact due to its scale and location. The education provision and waste water constraints need to be resolved before the site can commence construction. However, OP1 is currently under construction, and it may be completed after 2031.
BU032 OP3 Former Artlaw Crescent - Nether Aden Road, Mintlaw 20 homes	0	0	0	-	0	0	+	+/-	0	0	Site has a mixed impact due to limited WWTW capacity, which requires upgrading prior to development. There is surface water flooding and this can be mitigated through SUDs. Finally, the loss of prime agricultural land cannot be resolved. A mix of house types would meet the requirement for housing of different groups.
BU033 Land East of OP3, Mintlaw 30 homes	0	0	0	-	0	0	0	+/-	0	0	Site has a mixed impact due to limited public drainage infrastructure and loss of prime agricultural land. The loss of prime agricultural land cannot be replaced. Drainage infrastructure can be upgraded to accommodate this development, this is subject to

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											consultation with Scottish Water. A positive impact includes providing a mix of house types and improvement in infrastructure such as upgrading the drainage infrastructure and delivery of affordable housing.
BU045 Land at North Woods, South of Balring Cottage, Mintlaw 375 homes	0	0	0	--	0	0	0	+	+	0	Site has a mixed impact due to its location adjacent to settlement, with good connectivity and no major infrastructure required. The development may result in high congestion locally, which can be mitigated through consulting relevant consultees. Surface water flooding is focused surrounding the drain that is set to the south, which can be mitigated by providing SUDs and buffer strip. The loss of prime agricultural land to the east cannot be replaced, however, the quantity of land that would be lost is minimal. The provision of mixed house types can be integrated into the settlement statement. There are opportunities to create new paths which can be linked with existing paths to create greater connectivity.
BU048 Land at Longside Road, North East of Mintlaw School, Mintlaw Healthcare facility	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and active travel to neighbouring settlements can be achieved. The site is not within flood risk zone, however, a burn is set to the north to the site, mitigation measure such as SUDs and/or buffer strip maybe needed to prevent flooding in the future.
BU065 Land at the Hedges, Dunshillock, Mintlaw	0	0	0	0	0/+	0	-	+/0	-	0	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, but WWTW needs to be upgraded and green network can

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25 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
OP4 34 homes											This site is currently under construction and shall be completed by 2021, therefore, it shall be removed from the next local development plan.
BU005 Land North of Balring Road, Mintlaw Employment land	0	0	?	-	+/-	0	0	0	-/?	0	The site has an overall negative impact due the loss of prime agricultural land and potential impact on air quality depending on the uses of this large site. WWTW must be upgraded to accommodate this development. The single track between A950 and A952 needs to be upgraded to meet the desired infrastructure. Existing green network is not affected, but trees would be lost, although a new green network would be incorporated with the open space provided within the development set directly to the south of this site. Native tree planting and habitat friendly open space would enhance the biodiversity.
BU049 Nether Aden Road, West of Council Depot, Mintlaw Healthcare Facility	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required. However, site is not well

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											connected with the neighbouring settlements via public transport.
New Deer											
Preferred Sites											
OP1 35 homes	0	-/0	0	0	0	0	+	+/0	0	0	Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
OP2 7 homes	0	-/0	0	0	0	0	-	+/0	-	0	Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity, the impact the development may have on the landscape character and setting of listed buildings, and that only detached dwellings are proposed although this can be mitigated. The location of the site gives it a positive impact, as it is close to the main services of the settlement.
OP3 40 homes											See bid BU027 below.
P1 To conserve the recreation ground, bowling green, playground and tennis courts as local amenities	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the setting of the settlement	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P3 Marks the proposed strategic landscaping for Site OP2	0	+	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This use is not considered to have any significant environment effects on the receptors.
P4 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
R1 For a 2m wide strip of land to allow for a footway link to New Deer Showground	0	+	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BU027 Part of OP3, Land at Auchreddie Croft, New Deer 30 homes	0	+	0	0	0	0	0	+/0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and green networks retained. Public water supply and drainage infrastructure is available and the development would not have any negative impact on air, climate, soil, landscape and biodiversity.
Alternative Sites											
BU021 Land South of Fordyce Terrace, New Deer 40 homes	0	+	0	0	0	-	0	+/0	0	--	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and adequate education provision in primary school. However, the site is within a protected site, to conserve the setting of the settlement. Therefore, this proposal would have detrimental impact on the settlement and the surroundings. The flood risk area to the south can be left as open space. The development would have a significant visual and cumulative impact on the listed buildings set to the north and west.

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	0	+	0	0	0	-/0	0	+/0	0	--	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BU023 Land at Fordyce Terrace, New Deer 35 homes											Site has an overall mixed impact. There is no major infrastructure required and adequate education provision in primary school. The flood risk area to the south-east is a constraint, and proposed mitigation measure include landscaped buffer. However, the site would have a significant impact on the setting of the listed buildings located to the west and within the centre of the settlement.
New Leeds											
Preferred Sites											
P1 To conserve the play area as an amenity for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
New Pitsligo											
Preferred Sites											
OP1 12 homes	0	-	-	0	-	0	+	+/0	+	0	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. Negative effects on water, climate and biodiversity, while positive on material asset, population and human health. All other effects neutral.
OP2 10 homes	0	0	-	0	0	0	+	+/0	+	0	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. Negative effects on climate, while positive on material asset, population and human health. All other effects neutral.

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OP3 10 homes	0	-	-	0	-	0	++	+/0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This allocation is likely to have mixed effects. Negative effects on water, climate and biodiversity, while positive on material asset, population and human health. All other effects neutral.
P1 To conserve the areas of woodland, bowling green and war memorial as amenities for the village and a significant element of the green network	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the play area and open space for amenity purposes	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing field as a local amenity	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the playing field and recreation area at New Pitsligo Primary School	0	0	0	0	-	-	+	+	0	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
BU034 Part of P1, East of Low Street, New Pitsligo 30 homes	0	0	0	0	-	-	0	+/0	0	0	Site has an overall negative impact due to infrastructure required, impact on woodland and habitats & wildlife. The loss of trees located within the designated TPO area along with loss of protected

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											plant, Wych Elm may not be replaceable. Re-plantation have been recommended as a mitigation measure. However, a tree survey would be required to assess this site. A lack of mixture of house types would prevent access to housing for certain groups of residents, however, this can be mitigated through the design policy. The watercourse to the east would not result in flooding, however, buffer strip would mitigate any unforeseen effects.
Old Deer											
Preferred Sites											
OP1 10 homes											See bid BU010 below.
OP2 17 homes	0	0	0	0/+	0	0	0	+/0	0	0	Mainly neutral effects. Slight positive impact on landscape due to the potential development of land which is currently brownfield.
P1 To conserve the recreation ground	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve an area of woodland	0	+	0	0	++	0	+	0	+	+	Likely to have positive effects on biodiversity and setting.
R1 For a community purpose (cemetery extension)	0	-	0	-	-	-	+	0	+	0	Likely to have adverse effect on soil, water and landscape but the effects unlikely to be significant. R1 Cemetery extension may have an impact on groundwater, but this is unknown until an assessment is undertaken.
CA Old Deer Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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BU034 Part of P1, East of Low Street, New Pitsligo 30 homes	0	0	0	0	-	-	0	+/-0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall negative impact due to infrastructure required, impact on woodland and habitats & wildlife. The loss of trees located within the designated TPO area along with loss of protected plant, Wych Elm may not be replaceable. Re-plantation have been recommended as a mitigation measure. However, a tree survey would be required to assess this site. A lack of mixture of house types would prevent access to housing for certain groups of residents, however, this can be mitigated through the design policy. The watercourse to the east would not result in flooding, however, buffer strip would mitigate any unforeseen effects.
Alternative Sites											
None											
Peterhead											
Preferred Sites											
OP1 1265 homes, community facilities and 4ha employment land	0	+/-	+	+/-0	++/-	0	++	0	+/-	++	Positive effects are possible, as the site is adjacent to the A90(T) and new pedestrian links are proposed. Employment land and community facilities are proposed, which will have a permanent positive effect. Also, the creation of a nature reserve will enhance part of the area's biodiversity, and create a large area of open space. Safeguarding the former railway line will have a permanent long term positive effect, as it would allow the opportunity for the line to be re-instated as a public transport route. Some

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. B30 will have a slightly positive impact. Positive effects are possible, as the site is near to the A90(T) and employment land and community facilities are proposed. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. The existing mini-recycling facility could be enhanced, as it falls within the development proposal site.
OP2 250 homes	0	0	0	0	+/-	0	0	+	0	+	The site is on the east side of the A90(T) and will enhance existing pedestrian links to its service and business centres. SuDS are proposed. Site would have scored more positively if employment land was proposed within the proposed development area. Peterhead partially suffers from multiple deprivation. Providing additional affordable housing could enhance those living in the NE of the settlement.
OP3 225 homes	0	+/-	0/-	0/+	0/-	0	+/-	+	0	+	Site subject to a FRA to realign the ditch and reduce flood risk on the site. BUS sites are at minor flood risk from an adjacent water courses, which could be mitigated through a FRA and a buffer strips. FRA may be required.
OP5 185 homes	0	--/0	-/0	0	-	0	+/-	+	+	0	This allocation is likely to have mixed effects. The effects on water environment is likely to be significant because of potential flood risk, but this can be mitigated. A FRA may be required.
OP6 16ha employment land	0	0/-	0/-	+	+/-	0	0/-	0	0	+	Depending on the uses, negative effects are possible in the long term. 44ha of employment land is proposed within the settlement, which will have a long term

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife corridor is proposed to be enhanced, creating a permanent positive impact. Part of the site at flood risk. FRA may be required.
CC1 Alternative commercial centre for large format stores	-	0	+	0	+	0	0	0	0	+	Proposing retail will have a long term positive effect, enhancing Peterhead's existing retail park. However, there is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. Locating the retail site away from the main populations of Peterhead will increase road travel, in a settlement with already poor air quality in parts.
P1 To conserve the green network of Peterhead and local amenity, Collieburn Park and play areas, and the setting of Peterhead	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields and is reserved for community uses	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To provide Strategic landscaping for site OP1	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve areas of tree belt	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P5 Forms part of Peterhead Power Station	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the playing fields	0	+	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 For private residential school	0	-	-	0	-	-	+/-	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
P8 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P9 For port related activities	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P10 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R1 For sport and recreation uses	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 For development related to Peterhead Power Station and major energy developments, as set out in National Planning Framework 3.	0	-	-	0	-	-	+/-	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except on potential flooding. FRA may be required.
TC Peterhead town centre	0	+	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Peterhead Central	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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Conservation area											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
CA2 Buchanhaven Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA3 Roanheads Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 - BUS3 Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP4 130 homes											This site shall be removed in the next local plan because the site shall be built out before 2021.
BU039 Land at Damhead, West of Damhead Way, Peterhead Retail Units	0	+ / 0	0 / -	0	0	0	-	0	--	0	Site has an overall mixed impact due to its location. The site is not very close proximity to the wider Peterhead town. There is constraint with surface water flood, which would emerge from the drain, although buffer strip would mitigate this. The access off the A90(T) is unsuitable for safety and other reasons. A part from these constraints, the development would allow integration through employment. There would be no concern with the loss of biodiversity, soil erosion, loss of open space and cultural heritage. The site is within pipeline consultation zone and hazardous land, therefore, relevant consultation and the site must be de-contaminated and this shall be added in the settlement statement.
BU043 Land at Dales Industrial Estate, North of	-	+	0	0	0	0	0	+	--	0	Site has an overall negative impact due to being set adjacent to an established business park, being within Hazardous Ground, and infrastructural constraints,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Damhead Way, Peterhead 100 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BU044 Land at Wellington Place Farm, West of A90 and Dales Industrial Estate, Peterhead 500 homes	0/-	+	0	0	-	0	0	+	--	0	namely education provision. A small area of the site falls within surface flood risk area, which can be mitigated through SUDs or open space allocation and there is no impact on soil and biodiversity. Any visual impact on the Dales House (B listed building) can be mitigated through appropriate screening, although consultation would be required. This hazardous ground would have a major impact on human health and consultation with Health and Safety Executive would be required and de-contaminate the land.
BU046 Site OP1, Inverugie, Meadows, Waterside, Peterhead Healthcare Facility	0	0	0	0	0	0/-	+/0	0	0	0	Site has a mixed impact due to infrastructure required, hazardous land and habitats. There are adequate provision for water supply and drainage infrastructure, however, a growth project may need to be recognised to provide services for this and other developments. A small area to the south east and south west has risk from surface water flooding, which can be mitigated through SUDs or open space provision. Protected species have been recorded within the site, although this may be mitigated through appropriate care at design stage. Given the site may be affected by a hazardous development that is close by, appropriate consultation and mitigation measures (as per recommendation) has to be followed.
	0	0	0	0	0	0/-	+/0	0	0	0	The site has overall neutral impact due to the setting of the site being adjacent to a large settlement, no major constraint which would indicate that the site is unsuitable for development. The site is bisected by few drain channels, therefore, buffer strip would be required to mitigate potential flooding risk. Also,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											native plants, wildflower verges and nectar plants would enhance biodiversity and SUDs in appropriate locations would mitigate from surface water flood.
BU047 Land at Ugie Road, West of Ugie Hospital, Peterhead Extension of Ugie Hospital	0	+/0	0	0	0	-/0	++	0	0	0	Site has mixed impact due to the minor risk of flooding and the site falls within a designated protected land. However, it provides for the extension to a hospital. The site would eliminate a portion of a protected site; however, this loss would not have any negative impact on biodiversity, cultural heritage, species and health. The development would not strain existing infrastructure.
BU052 Land at Faith Acres (OP1), Inverugie, Peterhead 180 homes	-	+/0	-	0	--	0	-	+	0/-	0	Site has a mixed impact due to its scale and location, loss of woodland and impact on the setting of a B listed building. There are watercourses set adjacent and bisecting the site, although this can be mitigated through buffer strip. The surface water flood areas are not considered to be introduce risk, however, provision of SUDs would mitigate this. The loss of woodland would have an impact on climate change, air quality, biodiversity and material assets and due to the size of the woodland, it is not possible to replace this through any mitigation measure. If the site comes forward, then the design and layout should complement the B listed building.
BU053 Site A, North of Faith Acres (OP1 Extension), Inverugie, Peterhead 24 homes	0	+	0	0	--	0	-	+/0	0/-	0	Site has a mixed impact due to the result of significant loss of woodland to accommodate this development and this vast loss cannot be mitigated. Also, this development may cause habitats fragmentation and disturbance of wildlife. Furthermore, the air quality may decline due to the loss of this vast woodland. The

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											site can be accessed via the adjacent site, BU052, this results restriction on access.
BU054 Site B, South of Faith Acres (OP1 Extension), Inverugie, Peterhead 22 homes	0	+	0	0	--	0	-	+/0	0/-	0	Site has a mixed impact due to the result of significant loss of woodland to accommodate this development and this vast loss cannot be mitigated. Also, this development may cause habitats fragmentation and disturbance of wildlife. Furthermore, the air quality may decline due to the loss of this vast woodland. The site can be accessed via the adjacent site, BU052, this results restriction on access. The site is adjacent to a SMR, however, would not result in any negative impact.
BU055 Site South of Faith Acres (OP1 Extension), Berryhill, Peterhead 150 homes	-	0	-	0	0	0	-	+	0	0	Site has an overall mixed impact due to its proximity to the settlement and access to employment and amenities. However, there is likely to be an issue with the access into the site, this is because the road to the south is A950 (A classified road) and the road to the west is a single track road and this required to be upgraded to accommodate traffic and two access points into the site would be required. There is a lack of provision in primary school. There is also a negative impact on water quality and habitats which shall result from loss of woodland. There is a B listed building to the west of the site, which may be a constraint factor.
Rora											
Preferred Sites											
OP1 6 homes	0	-/0	0	0	-	0	+	+/-	0/+	0	Given the scale of the proposal, overall the development will have a mixed effect, as it is not

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											located close to settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. Site is adjacent to an area of flood risk, which could be mitigated through a FRA and buffer strip. The creation of the park would benefit the local community and have permanent positive effects.
P1 Protected to provide land for a public park	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
St Combs											
Preferred Sites											
P1 To conserve the setting of the settlement and site of community hall	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks the proposed strategic landscaping required for site OP1	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BU036 Land to West of St Combs (Phase 1)	0	+	0	0	0	0	0	+/0	+	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
26 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BU037 Site North of High Street, St Combs 30 affordable homes	0	0	0	0	0	0	++	+/0	0	0	providing housing choice to residents. There is no major infrastructure required and unlikely to effect on air quality, cultural heritage, biodiversity and water environment. Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, connectivity to the existing green networks would be achieved. There is no fluvial or coastal flood risk and unlikely to have any negative visual impact from the coast. The 100% affordable housing would benefit the community and a mix of houses designs would meet the requirement of different groups.
Alternative Sites											
OP1 40 homes											This site shall be removed due to marketability constraint and unlikely to be delivering during the next plan period.
OP2 7 homes											This site is likely to be completed by 2021.
BU035 Land to West of St Combs 100 homes	0	+/0	0	0	0	0	0	+	+	0	Site has an overall neutral to positive impact due to impact due to the location of the site. While the scheme may provide benefits to human health and population and have a neutral impact on soil, material assets, landscape, cultural heritage and biodiversity. Public drainage is available. Air quality, climate and water has to be mitigated by taking appropriate measures such as bus stop and SUDs schemes/buffer strip and this shall be specified in the settlement statement.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
St Fergus											
Preferred Sites											
OP1 55 homes											See bid BU022 below.
P1 As part of the exclusion zone for the St Fergus Gas Terminal	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground, woodland and setting of the settlement	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and recreation uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for St Fergus Gas Terminal	+/-	0/-	0	0/-	+/-	0	0/+	0	0/-	+	St Fergus Gas Terminal (R1) would have mixed effects on the environment given its scale and location. However, mitigation measures such as buffers along water courses would reduce the impact. The site is not within an Area of Landscape Significance, and the effect of any new development may be reduced given that most of the site is already development. Landscaping could reduce any adverse effects.
BU022 South of Newton Road, St Fergus 55 homes	0	+	0	0	+	0	0	+	+	0/-	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity and no major infrastructure required. The public water supply and drainage can accommodate this development and there are no flooding concern on this site. The woodland to the west can be offset by a

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											buffer strip and open space can play a role in retaining and enhancing biodiversity. The listed building set to the west and within the woodland can be screened as required to mitigate visual impact.
Alternative Sites											
BU015 Land at Kinloch Road, St Fergus 25 homes	0	+/-	0	0	0	0	-	+/-	0	0	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity and adequate education provision, but the minor road would need to be widened. The scheme would have natural impact on soil, material asset, water environment as well as air quality and climate factor. Public water and drainage is available to accommodate this development. The design of homes would allow integration and meet the needs of different groups.
BU059 Land at Kinloch Road (Residential), South East of Broom Hill, St Fergus 50 homes	-/0	+/-	0/-	0	+	--	0	+	0	0	Site has an overall negative impact due to proximity and connectivity from settlement. The east part of the site falls within flood risk zone; although mitigation measures can be undertaken to minimise risk and this shall be done through a flood risk assessment. However, this development would disturb the strategic landscaping, that has been established north of the site and create another cluster of development. This would have a major negative landscape effect in the long run, and it could increase commuter traffic into Peterhead.
BU060 Land at Kinloch Road (Mixed Use), South	-/0	+/-	0/-	0	+/-	-	0	+	0	0	Site has an overall negative impact due to proximity and connectivity from settlement. The north and east part of the site falls within flood risk zone; although

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
East of Broom Hill, St Fergus 64 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. mitigation measures can be undertaken through a flood risk assessment. However, this development would disturb the strategic landscaping, that have been established north of the site and create another cluster of development. The biodiversity would also be affected from the loss of pond/loch from its natural environment. This would have a major negative landscape effect in the long run and could increase commuter traffic into Peterhead.
Strichen											
Preferred Sites											
OP2 22 homes	0	0	0	-	0	-	+	+/0	0	-	Neutral in most aspects except for soil, landscape and cultural heritage which have been assessed as having negative impacts but are less significant than the generic assessment. The material asset and population have been identified as having a positive impact but again are less significant than the generic assessment.
OP3 18 homes	0	0	0	0/+	+	0	-	+/0	0/-	+	Negative effects could be possible as only detached dwellings are proposed and the site is located on hill. The SW orientation of the site would maximise solar gain. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. There is the need to upgrade waste water treatment works to cope with future development. This makes the assessment on water significant.
P1 To conserve the North Ugie water	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
as a significant part of the setting of Strichen											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the Market Stance for amenity purposes	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve Newton Wood as a local amenity	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 For education and community uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
CA Strichen conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BU050 Site OP3, West of Burnshangie House, Strichen											This bid has been withdrawn.
Alternative Sites											
OP1 28 homes											This site shall be removed from the next plan as no progress has been made on this site during the previous plan periods.
OP4 8 homes											The site is complete.
BU009 Land at Norwood Field, North of Brewery Road, Strichen 60 homes	0	+ / 0	0	0	0	0	0	+	0	0	Site has a mixed impact due to its location adjacent to settlement, with good connectivity and no major infrastructure required a part from establishing a suitable access. There are concerns associated with the neighbouring woodland to the east and any impact the development may induce on the woodland. There are listed buildings adjacent to the

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											site and most of Strichen is designated as conservation area, therefore, careful consideration must be taken. These factors can be mitigated through buffer strip, natural screening and good house design along with mixed housing types.
BU056 Land East of Playing Fields, Off B9093, Strichen 20 homes	0	+/0	0	0	0	0	-	+/0	0	0	Site has an overall negative impact due to proximity from settlement, pattern of development would be obscure and differ from the existing pattern of settlement. This scheme has a neutral impact on soil, biodiversity, landscape, human health and air quality.
BU057 Land South of the Cemetery, Off A981, Strichen 45 homes	0	+/0	0/-	0	-	-	0	+/0	0	0	Site has an overall negative impact due to proximity from settlement, the unforeseen impact on water quality and habitats surrounding the site. This development would generate disjointed pattern of development because the development would be surrounded by woodland to the west and edge of settlement. The listed buildings set to the north can be mitigated through natural screening and good house design.
Stuartfield											
Preferred Sites											
OP1 75 homes, sport and recreation facilities and 0.4Ha employment land	0/-	-	0/-	0	0/-	0	+	+	0	+	The site is on the water course of South Ugie Water which is at a high risk of failing to meet good ecological status due to point source water pollution. The settlement is in an unsustainable location due to its isolation and new residents will have to rely on Mintlaw and Peterhead for services beyond the most basic. However there is a requirement for a small allocation

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											of housing in the settlement to provide for local need and support local services including the local shop and school. The development is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. The development is located close to and slightly takes in a fluvial flood risk area.
OP2 5 homes	0	0	0	0	0	0	+	0	+/0	+	The site is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. However, the site is partially at risk from flooding, which requires investigating.
P1 To conserve the setting of the settlement	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the pond and open space for amenity purposes	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P3 Marks the proposed strategic landscaping required for Site OP1	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the recreation ground, bowling green and tennis court as village amenities	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P5 To conserve the Woodland designated as Woods for People	0	+	0	0	+	0	+	+	0	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 For education facilities and to protect the area of open space leading up to the Primary School	0	0	0	0	-	-	+	+	0	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R1 For a sustainable drainage system	0	-	0	0	-	-	+	0	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R2 For sports, recreation and community facilities	0	+	0	0	+	0	0	0	0	+	This use is not considered to have any significant environment effects on the receptors.
BU007 Land to the West of Stuartfield 20 homes	0	0	0	0	0	0	0	+ / 0	0	0	Site has an overall minor positive impact due to its location adjacent to settlement, with good connectivity, and green networks retained. However, there is constraints regarding waste water treatment works and private sewage treatment have been proposed. Buffer strip and natural screening would mitigate issues on the listed building to the west and woodland. Flood risk assessment would be required to ensure that the flood areas are mitigated as per recommendation.
Alternative Sites											
BU006 Land to the West of Stuartfield 60 homes	0	0/-	0	0	0	-	0	+	0	?	Site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, and green networks retained. However, there is constraints regarding private sewage treatment have been

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											proposed. Buffer strip and natural screening would mitigate issues on the listed building to the west and woodland. Flood risk assessment would be required to ensure that the flood areas are mitigated as per recommendation.
BU008 Land North of Knock Street (Site OP1), Stuartfield 125 homes (but only 80 new homes)	-/0	0	0	-	+	-	0	+	0	0	Site has an overall mixed impact due to infrastructure required (a secondary access and an upgrade to the waste water treatment works) and education provision. These can be mitigated. The development would have an impact on the traffic flow in Mintlaw and existing bus route to Mintlaw may reduce the commuter traffic.
BU016 Land South of Quaralehouse Farm, Stuartfield 1 home and landscaping	0	0/?	0	0	0/+	-	0	-/0	0	0	Site has a mixed impact due to the impact on the landscape character, single house proposed, loss of open space and primary school capacity issues however landscaping would provide some biodiversity value. Mitigation measure such as new open spaces, consultation with education and meeting design policy would mitigate these issues.
LANDWARD SITES											
Auchleuchries											
Alternative Sites											
BU019 Land at Muirtack, Auchleuchries Extraction of sand and gravel quarry	-	0	-/0	0	0	0	0	0	0	0	Site has a generally neutral effect, with a negative impact on air and water quality as a result of the extraction of sand and gravel.
Clubscross											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
BU011 Land at Clubscross, Peterhead 4 homes	0	0	0	0	0	-	-	+/0	-	0	Site has an overall negative impact due to infrastructure required, lack of primary school capacity and being unsuitable to achieve active travel. The development would have negative impact on the landscape as it would alter the pattern. The development would be set adjacent to an existing farm, this may be a nuisance to the residents. The development would be set adjacent to a dairy farm, therefore, there may be issue with human health and nuisance.
Cowsrieve											
Alternative Sites											
BU012 Land at Cowsrieve, Peterhead 4 homes	0	0/?	0	0	0	-	0	+/0	-/?	0	Site has an overall negative impact due to proximity from settlement, introducing ribbon development, infrastructure required, lack of primary school capacity and being unsuitable to achieve active travel. The development would have negative impact on the landscape as it would alter the pattern. The development would be set adjacent to an existing farm, this may be a nuisance to the residents.
Longside Airfield											
Preferred Sites											
BU041 Land at Longside Airfield, Longside, Peterhead	0	0/?	0	0	+	0	0	0	0	--/-	Site has an overall mixed impact due to its location being not far from Peterhead and has good bus connectivity and no major infrastructure required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Mixed Employment Land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BU042 Land at Willowbank, Glendaveny, Peterhead 18 homes (increased from 7 homes)	0	0/?	0	0	0	0	0	+/0	0	0/-	Surface water flood areas can be mitigated through SUDs. However, the site falls within Longside Airfield, which is listed in the Sites and Monument Record. The proposal would result in further loss of the airfield, by to mitigates effects, earth works should be kept minimal to retain the character of the site. Site has an overall mixed impact due to its location being not far from Peterhead and has good bus connectivity and no major infrastructure required. It has a positive factor on population as the site is next to an employment site. However, the site falls within Longside Airfield SMR, but this can be mitigated through appropriate planning. Earth works should be kept minimal to retain the character of the site.
Alternative Sites											
BU013 Land at Faichfield, Longside, Peterhead 4 homes	0	0/?	0	0	+/-	-	0	+/0	0	0	Site has an overall mixed impact due to its location, infrastructure (drainage) required, impact on woodland and habitats. The site is surrounded by woodland and the development may disturb the wildlife and trees. Although, the trees can be mitigated through buffer strips and replantation (if required), the site is very tight and may not be capable to provide this. Open space provision would enhance biodiversity, however, the landscape would be distorted and would be irreversible.
Ravenscraig											
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BU004 Land at Ravenscraig, Inverugie 16 homes	0	--	--	0	0	-	0	+/0	0	--	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall significant negative impact due to proximity from settlement, impact on water quality, scheduled motte (castle) and habitats. The site is on a fluvial and surface flood risk zone and it is not possible to mitigate this due to the extent of the affected area. The landscape would be affected due to the site being set in a semi-rural setting and the proposed density would seem overly dense. Private sewer has been proposed, however, if allocated, the site must be connected to public sewer due to constraint associated with flood risk.
Upperton											
Alternative Sites											
BU040 Land at Upperton, North of Sandford Cottage, Peterhead Employment land	0/-	0/?	0	0	0	0/-	-	0	?	-/?	Site has a mixed impact due to its proximity and connectivity with Peterhead, but negative impacts on air, cultural heritage and landscape. The site is adjacent set to the west of A90 and no access point have been identified except from the A90(T) and this would be required to be mitigated unless Transport Scotland gives consent to form an access from the A90(T). Also, due to the restricted zones of their operations in Aberdeen City and Aberdeenshire, the site is safeguarded only for development that is related to Peterhead Power Station. Depending upon the business/industry, the site may release chemicals, which would have negative air quality and human health. Relevant consultations to

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											<p>Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.</p> <p>be carried out at application stage to mitigate any issue. East section of the site is bounded by Den of Boddam archaeological site (former railway embankment). Strategic landscaping would be required to mitigate visual impact from the coast and could improve biodiversity.</p>

Table 8.5.3: Assessment of Site-specific Allocations and Bids – Formartine

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BALMEDIE											
Preferred Sites											
OP1 50 homes, 5Ha of employment land and 7Ha Strategic Reserve employment land	0/-	-	-	0	+/-	0	-	0	0	+	Minimal effect as within settlement and providing community facilities. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
OP2 150 homes	0	-	-	0	0	0	+	0	0	0	Provision of mixed tenure housing.
OP3 Two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff (all of the foregoing	0	-	-	--	--	--	+/-	+	0	-	Development of this site will leave to significant negative impacts on soil and biodiversity due to impacts on the SSSI. Landscape impacts will also be significant due to the scale of the development on currently undeveloped land. There will also be minor adverse impacts on air, water, cultural heritage and climate due to the scale of the development. There will be positive impacts on material assets and populations due to the creation of new housing and leisure facilities. FRA may be required.

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comprising 'phase 1'); 950 holiday apartments in four blocks; up to 500 houses and community facilities.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
P1 To conserve the area of open space and sports pitches as part of the green network for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the woodland setting of the village as part of the green network for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the area of open space	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the land around the primary school	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R1 For the route of the A90 trunk road scheme	0	-	-	0	-	-	+/-	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
R2 For new community facilities	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR077 Land at Eigie Road, Balmedie	0	0	0	+	+	0	+	+	+	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
80 Homes, 11ha Mixed commercial land, Retail and Hotel											major infrastructure required, green networks retained and enhanced.
Bid Site FR079 Site 1, East of A90, South Orrock, Balmedie Employment (Business & Offices, General Industrial, Storage and Distribution) Reserved	-	0	0	--	+	0	0	0	0	0	Site has mixed impacts with positive being biodiversity enhancement, but a negative impact would be soil erosion and loss of some prime agricultural land. It could provide a positive impact if developed as part of the wider FR116 bid.
Bid Site FR080 Site 2, East of A90, South Orrock, Balmedie Employment Land Reserved	-	0	0	-	+	0	0	0	0	0	Site mixed impacts with positive being biodiversity enhancement, but a negative impact would be soil erosion. It could provide a positive impact if developed as part of the wider FR116 bid.
Bid Site FR089 Land at Keir Farm, Balmedie 500 homes Reserved	-/0	0	0	0	+	0	0	+	+	0	Site has a mostly positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, green networks retained.
Bid Site FR103 Land at Blairton Farm, Balmedie Housing (Private)	0	0	0	+	+	0	0	+	0	+	Site has an overall positive impact due to its location adjacent to settlement, with reasonable connectivity, no major infrastructure required, brownfield development, landscaping retained to enhance biodiversity.
Bid Site FR116 Land at Blairton, Balmedie	-	0	-	--	++	0	+	+	+	0	The proposed site has a mix of positive, negative and neutral impacts. The key SEA impacts are on air quality, soils and landscape however these issues

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1650 homes Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
1650 homes Reserved											would be relevant to most proposals of similar scale and the main issue is that the site is classified as prime agricultural land. Despite this the proposal could have (if the opportunities identified can be delivered) a significant positive effect on the local population, biodiversity and human health.
Bid Site FR124 Land at Elgie Farm, Balmedie 220 homes	0	0	0	-	+	0	+	+	+	0	Site has a mainly positive impact due to its location adjacent to settlement, with good connectivity, mix of housing proposed, including over provision of affordable housing, no major infrastructure required, green networks retained.
Alternative Sites											
Bid Site FR022 Land at Millden, Balmedie 500 homes	-	-	-	0	0	0	0	+	-	0	Site has a mixed impact. Negative impacts are proximity from settlement, infrastructure required, landscape impacts and impact on air and water quality. Population is a positive impact as a mixed tenure of housing would be required through ALDP policy, although this is a mitigation measure and housing type was not specified by the applicant.
Bid Site FR128 Land at Southfolds Farm, Balmedie 20 homes	0	0	0	-	0	0	-	+/-	0	0	Site has an overall negative impact due to infrastructure required, impact on prime agricultural land, and landscape impacts.
Bid Site FR148 Land at Hill of Keir, Balmedie 21 homes	0	0	0	0	0	-	-	+/-	0	0	Site has an overall negative impact due to potential impact on landscape and population, and proximity to services and infrastructure.

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BARTHOL CHAPEL											
Preferred Sites											
P1 To conserve the playing fields as a local amenity	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the churchyard and landscape setting of the village.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR059 Land at Barthol Chapel, Barthol Chapel 5 homes	0	-/?	0	0	0/+	0	+/-	+	+	0	Site has an overall positive impact overall due to its location adjacent to settlement, with potential to offer good connectivity and sustain local primary school. There is negative impact on WWTW, school capacity, and potentially roads but given the small scale development, mitigation measures are available for these effects.
Alternative Sites											
None											
BELHELVIE											
Preferred Sites											
P1 To conserve the recreational land and a playground as amenities for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 To conserve an area of woodland	0	+	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
P2 To conserve an area of woodland	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR024 Land at Cairntack (East), Belhelvie 25 homes	0	--	0	0	0	0	0	+/0	0	0	Site has an overall negative impact due to education provision and impact on private water drainage.
Bid Site FR131 Land East of Cairn View, Belhelvie 15 homes (proposal changed to 41 homes)	0	-/0	0	0	0	0	-/0	+/0	0	0	Site has an overall negative impact due to the infrastructure required and surface water flood risk. Mitigation measures include WWTW upgrade. Increased school capacity would also be required.
Alternative Sites											
OP1 East end of Park Terrace 14 homes	0	--	-	0	-	0	-	0	0	-	Site to be removed from the ALDP as it is deemed undeliverable.
Bid Site FR025 Land at Cairntack (West), Belhelvie 50 homes	0	-/?	-/0	0	+	0	0	+	0	0	Site has an overall negative impact due to lack of education capacity and WWTW with potential need for private drainage.
BEREFOLD											
Preferred Sites											
None											
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Bid Site FR013 Land at the Former Overton Piggery, Berefold 6 homes	0	0	0	+	+	-	0	+/-	-	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk Site has a mixed impact with positive aspects related to the remediation of a brownfield land. Negative impacts are in terms of proximity from services and potential for suburbanisation of the countryside due to the scale proposed.
BLACKDOG											
Preferred Sites											
OP1 Land at Blackdog Identify as a principal town centre.	-	-	-	0	+/-	0/-	-	0	0	++/-	Very large mixed use development that integrates with the development of the AWPR and would provide many new services and community facilities. There is potential to create a settlement centre and facilities for the current settlement and the wider rural area. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. Part of development on greenbelt land, but the site is adjacent to the settlement (could be regarded as an infill site between the homes and existing industrial estate). Remediation of contaminated land at a landfill site. Part of site proposed for a park ride and specialist retail facility. Its isolation from the settlement has resulted in more negative effects but together with the other sites will result in an overall mixed environmental impact except for potential flooding. FRA may be required.
R1 Safeguarded for the route of the AWPR and A90 Balmedie-Tipperty dualling					-	-					Construction complete

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BUS Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR057 Land to West of A90, Blackdog Roadside services	0	-/?	-	0	-	0	0	0	0	0	Site has an overall negative impact due to proximity from settlement, infrastructure required, impact on landscape, water quality and habitats.
Bid Site FR113 Site OP1, Town Centre, Blackdog	-	-/?	0	0	+/-	0	+	0	0/+	0	Site has an overall mixed impact due to the nature and scale of the proposal. It scores positively on human health, population and material assets, and negatively on air and water quality, although this can be mitigated.
CULTERCULLEN											
P1 To conserve playing fields	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the landscape setting	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CUMINESTOWN											
Preferred Sites											
P1 To conserve the cemetery	0	-	0	0	-	-	0	0	0	0	May involve land take for burial. This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields as an amenity for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P3 To conserve the recreational area of the primary school as an amenity for the village	0	0	0	0	-	-	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
BUS Safeguarded for business uses	0	0	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR038 Land to the North of Teuchar Road Cuminestown 60 homes	0	-/0	-/0	0	+	0	0/+	+	+	0	Site has an overall mixed effect due to the infrastructure required and impact on water quality and flood risk. However, significant biodiversity and open space enhancements are proposed. Mitigations required are buffer strip and FRA.
Bid Site FR039 Land to the North of Teuchar Road (phase 1), Cuminestown 20 homes	0	-/0	-/0	0	+	0	0	+/0	+	0	Site has an overall mixed effect due to the infrastructure required and impact on water quality and flood risk. However, biodiversity and open space enhancements are proposed. Mitigations required are buffer strip and FRA.
Alternative Sites											
OP1 Chapel Brae West 50 homes	0	0	0	0	-	0	+	0	0	-	Site to be removed from the ALDP due to site constraints.
DAVIOT											
Preferred Sites											
OP1 Land to the South East 8 homes	0	--	0	0	-	-	+/-	0	0	-	This is a small extension to Daviot with reasonable access links but a lack of key services or facilities within the current settlement. There are waste water draining issues.

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P1 To conserve the landscape setting of Daviot Estate	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the community land as a local amenity	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the open space and recreational areas as amenities for the village	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the car park as an off-street parking area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR018 West of Wellpark, Daviot 30 homes	0	0	-	-	-/+	-	0	+/0	+	-	Site has a mixed impact. Negatives are due to loss of prime agricultural land and the scale of development exceeding available WWTW and education capacity. The development would also promote car dependency, and its siting and scale would impact on landscape and cultural heritage. Positive effects arise from housing choice and walking/cycling opportunities. WWTW impact could be mitigated by a growth project.
Bid Site FR081 Land at Whiteley Farm, Daviot 12 homes	0	0	0	-	+	0	0/-	+/0	0	0	Site has a mixed impact. Negatives are due to proximity from the settlement, infrastructure required, potential impact on cultural heritage, limited housing choice for the population, loss of prime agricultural land, and impact on natural heritage. Mitigations include a buffer strip along ancient woodland and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
											the David Estate (cultural heritage). WWTW does not have the capacity to accommodate this development however, private drainage would be acceptable as an alternative.
Bid Site FR100 Land Adjacent to Norven, Daviot 3 homes	0	0	0	0	0/+	0	-	-	-/+	0	Site has a mixed impact with negatives being distance from the settlement, and infrastructure required. The site has a neutral impact on air quality, water, soil. Landscape and cultural heritage. Private drainage is acceptable due to the number of homes proposed. There is constraint with education provision at secondary school, although this is considered to be temporary. Biodiversity enhancement would have a small impact on the species and there are opportunities for cycling to connect to Daviot. Limited house types have been proposed, however, this can be mitigated through the force of the Design Policy.
Bid Site FR101 Land West of Daviot 37 homes (self-build plots)	0	0	0/-	-	0/+	0	-	-/+	+	0	Site has an overall mixed impact due to loss of prime agricultural land and lack of WWTW and education capacity. The development would also promote car dependency and provide a limited housing choice, however this would be mitigated as any housing development must comply with ALDP policy to provide a sustainable mix of housing with a minimum of 25% affordable homes. WWTW impact could be mitigated by a growth project, however, private drainage provision may be acceptable.
Bid Site FR102 Land North of Woodland Gardens, Daviot	0	0	0	-	+	0	0/-	+/0	+/?	0	Site has a mixed impact with negative aspects being due to proximity from settlement, infrastructure required, limited housing choice (however this would

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12 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk be mitigated as any housing development must comply with ALDP policy to provide a sustainable mix of housing with a minimum of 25% affordable homes). The development would cause the loss of prime agricultural land, and impact on natural heritage. Mitigations include a buffer strip along ancient woodland.
ELLON											
Preferred Sites											
OP1 980 homes , a new primary school and associated facilities, and 2Ha of employment land	0	0/-	-	0	+/-	+	++/-	0	+	+	Large mixed use site providing human health and population benefits. Part of the site is at risk from flooding and requires to be mitigated. FRA may be required. See Bid FR090 below.
OP2: Former Academy and Academy Annex Site	0	0	0	-/+	0	0	++/--	++	++	0	A change of use from educational to residential and community uses use is not likely to result in increased car travel and associated impacts on air and climatic factors, but is likely to have a mixed impact on soil. While the remains of Ellon Castle i.e. to the east of the site, re-development is unlikely to have a negative impact. While there is a strip of woodland running along the northern and NW boundary of the site, the proposal is unlikely to have a negative impact. If housing is preferred, it is likely to have a significant negative impact on material assets as there is insufficient primary school capacity. Likely to have significant positive impact on material assets, population and human health through provision of

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
											new housing, including affordable housing open space. Neutral impacts on all other topics.
OP3 Hillhead Drive, Ellon 5 homes	-	-	-	0	-	0	+/-	0	0	-	Housing proposal located on allotments. Minor flood risk. FRA may be required. Also see Bid FR011 below.
OP4 9ha employment land	0	0	0	0	-	0	+	0	0	0	Mixed effect overall.
OP5 and SR1 Employment uses and Strategic Reserve employment land	0	0/-	0	0	-	-	++	0	0	+	OP5 and SR1 Employment development proposed which will help to sustain population levels. Part of the site is at risk from flooding.
P1 To conserve McDonald park and the golf course and contribute towards the green network	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Protected to conserve the setting of Ellon Castle and surrounding woodlands and contribute towards the green network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 Protected to conserve the River Ythan area and contribute towards the green network	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 Protected to conserve the Meadows	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
sports facility as a local amenity											
P5 Protected to conserve the playing fields as a local amenity and to contribute to the green network	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 Protected to conserve the bowling green as a sports facility	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for a new cemetery	0	-	0	-	-	-	+	0	+	0	R1 Increased employment land. Minor flood risk from an adjacent water course. May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R2 Reserved for the existing Formartine and Buchan Way route and for a future potential railway route	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
BUS Safeguarded for business uses	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
SR1 Reserved for strategic employment land (20ha) and, in the interim, land for a Gypsy/Traveller site will also be made available	0	0	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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CC1 10,000m ² Retail & leisure uses											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
Bid Site FR032 Site CC1, Waterton. South of A920, Ellon Retail/Leisure	0	-/?	0	0	0/+	-/0	+	0	+	0	See Bid FR032 below.
Bid Site FR011 OP3, Hillhead Drive, Ellon 12 homes	0	0	0	--	+	0	0	0/+	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, and biodiversity enhancements, although there is loss of prime agricultural land.
Bid Site FR090 OP1, Cromleybank, Ellon Mixed use/980 homes/ Primary School/ Employment Land	-/0	+	-/0	-/+	+	0	++	+	+	0	Site has a positive effect overall. Positive impacts on biodiversity, population and human health through provision of new public open space and connecting to existing core paths. Negative impacts are due to waste water treatment and landscape impact. Mitigations include a FRA and strategic planting.
Bid Site FR092 Site at Cassiegills, Ellon 150 homes Reserved	-/?	0	-/0	0	0/+	-/0	0	+	0/+	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, green networks retained, together with housing choice, employment and active travel opportunities.
Bid Site FR092 Site at Cassiegills, Ellon 150 homes Reserved	-/?	0	-/0	0	0/+	-/0	0	+	0/+	0	Site has an overall mixed impact due to its scale and location causing negative effects on air quality, climatic factors and landscape character, but also providing positive effects on biodiversity and population and human health though increased housing choice.
Alternative Sites											
Bid Site FR031 Waterton, South of A920, Ellon	-/?	-/0	-/?	--	+	-/0	-/+	+	0/+	0	Site has an overall mixed impact. Negative impacts are due to siting and scale of development. and impacts on air quality, infrastructure requirements,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Mixed use/150 homes/retail and riverside park											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
											climatic factors, and landscape, together with loss of prime agricultural land. However site mitigations include SuDS and strategic planting.
Bid Site FR063 Site 1, Adjacent to Golf View, Ellon 51 homes	-	-/?	-/0	0	0	-/?	-/?	+	0/+	0	Site has an overall negative impact due to negative effects on landscape character, air quality with possible impact on water drainage and downstream flooding and infrastructure requirement. Mitigations include a WWTW growth project.
FR064 Site 2, Adjacent to Golf View, Ellon 32 homes	0	-/?	0/-	-/0	0	-/?	-/?	+/0	0	0	Site has an overall negative effect due to impacts on landscape character, water quality and possible downstream flooding, and infrastructure requirement. Mitigations include a WWTW growth project.
Bid Site FR075 Parkview, Broomfield, Ellon 3 homes	0	-	0	0	0	-	0	-	0	0	Site has an overall negative effect due to proximity from settlement, and impacts on landscape character, water drainage and housing choice.
Bid Site FR076 Hornhillock Broomfield, Ellon 3 homes	0	-	0	0	0	-	0	-	0	0	Site has an overall negative effect due to proximity from settlement, and impacts on landscape character and water drainage.
Bid Site FR084 North of Waterton House, Ellon 10 homes	0	0	0	--	0/+	0	0/-	+/0	0/+	0	Site has an overall negative impact due to loss of prime agricultural land and siting. Landscape impact would be mitigated by strategic planting.
FINTRY											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve the school playing fields as an amenity for the community	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes, e.g. flood risk
P2 To conserve the landscape setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
FISHERFORD											
Preferred Sites											
P1 To conserve the playing fields and landscape setting of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
FOVERAN											
Preferred Sites											
OP1 South of Westfield Farm 100 homes and 2Ha employment land and 2Ha Strategic Reserve	0	0/-	+/-	0	-	0	+/-	+	0	+	Quarry site, housing and leisure proposed. There is a potential for flooding. FRA may be required.
OP2 West of McBey Way 75 homes	0	-	+	0	-	0	+	+	0	+	As above.
OP3 South of Turin Way 1.5ha employment land	-	-	-	0	-	0	+/-	0	0	+	OP3 and SR1 Visually prominent sites located a considerable distance from the nearest settlement but with good links onto the A90 TR. Very exposed position. OP3 Small business use proposed. Minor flood risk. FRA may be required.
P1 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR065 Site 1, Land at Blairythan Terrace, Foveran 12 homes	0	-/0	0	-	0	0	+	+	0	0	Site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, however this small scale the development would provide housing to meet local needs and support community assets and the site fits well within the settlement.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR066 Site 1, Land at Blairythan Terrace, Foveran 5 homes	0	-/0	0	-	0	0	+	+	0	0	Site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, however this small scale the development would provide housing to meet local needs and support community assets and the site fits well within the settlement.
Bid Site FR067 Site 3, Land at Blairythan Terrace, Foveran 38 homes	0	-/0	0	-	0	0	+	+	0	0	Site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, however this small scale the development would provide housing to meet local needs and support community assets and the site fits well within the settlement.
Bid Site FR082 Land Adjacent to Former A90, North of Westfield Road, Foveran 14 homes	0	-/0	0	-	0	0	+	+	0	0	Site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be some loss of prime agricultural land, however this development would provide housing to meet local needs and support community assets and the site has potential to fit well within the settlement.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR109 Land to South West of Foveran 580 homes	-	--	-	--	-	0	0	0	0	-	Site has an overall negative impact due to the scale of development, proximity to existing settlement, infrastructure required and impact on water quality.
Bid Site FR142 Land West of A90 (Phase 1), North of Blairythan, Foveran 150 homes	0	-/?	-/0	--	0	0/-	-/+	+	+	0	Site has a mixed impact with negative aspects being, to infrastructure required, notably waste water treatment and on water quality due to being in a waste water drainage hotspot, and impact on soil quality due to loss of prime agricultural land. A visual impact assessment is identified to mitigate against landscape character impact, however the site is considered an unnatural extension to the settlement.
Bid Site FR143 Land West of A90 (Phase 2), North of Blairythan, Foveran 410 homes	-/0	-/?	-/0	--	0	0/-	-/+	+	+	0	Site has a mixed impact. Negative aspects include, infrastructure required, notably waste water treatment, impact on water quality due to being in a waste water drainage hotspot, and impact on soil quality due to loss of prime agricultural land. A visual impact assessment is identified to mitigate against landscape character impact, however the site is considered an unnatural extension, elongating the settlement northwards disproportionately.
FYVIE											
Preferred Sites											
P1 To conserve the primary school and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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playing fields as a local amenity											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the playing field, riverside park and landscape setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the bowling green as a local amenity	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for a public transport mini interchange hub	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
Alternative Sites											
Bid Site FR125 Land North East of Peterwell Road, Fyvie 30 homes	0	0/?	0	0	0	0	+	+/0	0	-	Site has a mixed impact. Positive aspects are due to the benefits associated with providing housing choice and affordable housing. Negative effects relate to the association with the Battle of Fyvie, a national battlefield. Waste water provision scores negatively however can be mitigated through initiation of a growth project or private drainage.
Bid Site FR126 Land West of Fyvie Primary School, Fyvie 30 homes	0	-	0	0	0	0	+	+/0	0	-	Site has an overall mixed impact due to its benefits associated with providing housing choice and affordable housing. Negative effects relate to the association with the Battle of Fyvie, a national battlefield. Waste water provision scores negatively however can be mitigated through initiation of a growth project.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GARMOND											
Preferred Sites											
None.											
Alternative Sites											
OP1 Garmond North 10 homes	0	0	0	-	0	0	0	+/-0	0	-	Site to be removed due to marketability and infrastructure constraints. See Bid Site FR087.
Bid Site FR087 Site OP1 Garmond North 10 homes	0	0	0	-	0	0	0	+/-0	0	-	Site has an overall mixed impact due to its scale and location where many services are not available. While the scheme may provide benefits to population and human health and have a neutral impact on air, biodiversity, landscape, material assets and water (unless mitigated). WWTW is not available for this area, but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the settlement statement. Appropriate design and layout that complements the layout of the existing village would not have a negative impact on the Garmond SMR.
KIRKTON OF AUCHTERLESS											
Preferred Sites											
P1 To conserve the setting of the church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the school playing fields and facilities as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR114 Small Site at Kirkton of Auchterless, Turriff 2 homes	0	+/0	0	-	0	0	0	-	0	0	Site has a mixed impact due. It is small scale however there is an impact on the loss of prime agricultural land. There is provision for WWTW to accommodate this development. There would be no negative impact on the air quality or climate. There would be no impact on material asset, population, cultural heritage and biodiversity.
Bid Site FR115 Large Site at Kirkton of Auchterless, Turriff 12 homes Reserved	0	-	-/0	-	0	0	0	+/0	0	0	Site has mixed impact due to it's a small scale. There is a major impact on prime agricultural land, which covers the entire site. This loss cannot be replaced and no intervention is available to mitigate against this loss. WWTW needs upgrading and private drainage is not acceptable because the site is set close to a flood risk area and this upgrade may have an impact on the nearby river/watercourse. These negative factors are offset by air quality, biodiversity, landscape, material asset, human health and cultural heritage. The mix of house types would give choices of homes to different groups of people.
Bid Site FR144 Auchterless Car Park Project	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact due to its scale and location. The proposed development would not have any detrimental impact on environment, biodiversity, human health and material asset.
Alternative Sites											

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR137 Site Opposite Smallburn Cottage, Auchterless, Turriff 10 homes	0	0/-	0	-	0/+	0	-	+/0	0	0	Site has an overall negative impact due to proximity from settlement, infrastructure required, and impact on water quality, soil, population and the landscape. Private drainage may not be possible due to the close proximity of Ythan River. There is no public transport services, therefore, active travel cannot be achieved. Air quality, biodiversity, landscape, human health and cultural heritage would not be affected from this development.
METHLICK											
Preferred Sites											
OP1 20 homes											See Bid FR034 below.
OP2 5 homes											See Bid FR014 below.
Bid Site FR014 OP2 Methlick 8 homes	0	-	0	0	0	0	+/-	+/0	+	0	Site has a mixed impact due to its location adjacent to settlement, with good connectivity, and green networks retained. However, the waste water treatment works needs to be upgraded and both the primary and secondary school will be overcapacity in 2022.
P1 To conserve the area around the River Ythan to maintain its contribution to the character of the village	0	0	0	0	+	0	+	+/0	0	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR034 Cottonhillock 2, Methlick	0	-/?	0	0	0	0	+	+/0	+	-/0	Site has a mixed impact due to uncertainty with regard to waste water treatment, lack of school

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20 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR040 Land at Sunnybrae Croft, Methlick 7 homes	0	-/?	0	0	0	0	-/+	+	0	0	capacity and impact on historic setting. Positive impacts are on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Structural planting would help mitigate impact on Haddo House.
Alternative Sites											
Bid Site FR046 Site Adjacent to Bellmuir Lodge Methlick 8 homes	0	-	0	0	0	-	-/0	+/0	+	-	Site has an overall negative impact due to the topography of the site, infrastructure required and education provision (school being overcapacity in 2022).
Bid Site FR047 Site Adjacent to Bellmuir Lodge Methlick 5 homes	0	-	0	0	0	-	-/0	0	+	-	Site has an overall negative impact due to the topography of the site, infrastructure required and education provision (school being overcapacity in 2022).
NEWBURGH											
Preferred Sites											
P1 To conserve the play area and pond as local amenities	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the coastal setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the primary school playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the recreational areas and play park	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR029 Land North of School Road, Mill of Newburgh (Phase 1) 50 homes Reserved	0	-/?	0	--	0	0	-/?	0	0	0	Site has a mixed impact with negatives due to infrastructure required, and impact on water and soil quality, and habitats.
Alternative Sites											
Bid Site FR027 Land South West of Red Inch Circle, Newburgh 80 homes	0	-/?	-	-	0	0	+	0	0	0	Site has a mixed impact with negative impacts due to infrastructure required, impact on water quality and landscape setting.
Bid Site FR028 Land North of School Road, Mill of Newburgh 124 homes	0	-/?	0	--	0	0	-/?	0	0	0	Site has a mixed impact with negatives due to infrastructure required, and impact on water and soil quality, and habitats.
Bid Site FR050 Land to the North of Oceanlab, Newburgh	0	--/?	0	--	--/+	-	-	0	0	-	Site has a mixed impact with negatives due to infrastructure required, and impact on water and soil

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60 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR052 Site Adjacent to Waterside Cottages, Newburgh 5 homes	0	-/?	-	0	-/?	-	-/?	+/0	0	0	quality, landscape setting, habitats, and built heritage. Site has an overall negative impact due to infrastructure required (WWTW uncertain, education constrained), and impact on water quality, landscape setting and habitats.
Bid Site FR093 Site at Former Smithy, Main Street, Newburgh 1 home	0	0	0	0	0	0	0	0	0	0	Site has a mixed impact due to its small scale and location immediately adjacent to Newburgh.
OLDMELDRUM											
Preferred Sites											
OP1 50 home and community facilities											See bid FR119 below.
OP2 50 homes and 4.2ha of employment land	-	-	0/-	0	0/-	-	0/-	0	0	++	Mixed effects, minor flood risk from adjacent water course. FRA may be required
OP3 40 homes	0	-	0/-	0	-	+	+/-	-	0	+	Mixed use development, some flood risk on the site and archaeological remains. There is a potential for potential flooding. FRA may be required.
OP4 35 homes and transport interchange	0	0	0	-- /+	0	0	0	+	0	0	With regard to soil, there will be a significant negative impact due to the construction phase and the majority of the site being located on prime agricultural land, and a positive impact as development could remediate the part of the site that is located on land identified as a 'potentially

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											contaminated land site (Oldmeldrum Landfill). There are significant positive impacts on material assets, population and human health. There are significant negative impacts on climatic factors, through increased transport emissions, however these can be mitigated through increased use of public transport as a result of the provision of the transport interchange. The watercourse which runs across the site, may pose a flood risk. Significant impact on water and material assets as proposal will exceed WWTW and school capacity, however these impacts could be overcome through a WWTW growth project and extension / rezoning the schools.
P1 To conserve the recreational area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For a potential long term future expansion of Meldrum Academy	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
P4 To conserve the sports pitches	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Oldmeldrum town centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Oldmeldrum Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR061 Site 1, Newbarns, Oldmeldrum 146 homes (proposal changed from 88 homes)	-	-/?	0	--	+	0	-/0	+	+	0	Site has an overall negative effect due to infrastructure required, impact on air and water quality, and loss of prime agricultural land. A WWTW capacity issue is likely to be mitigated through upgrade project. Positive effects include mix of house types for increased housing choice, and potential for recreational and biodiversity enhancements related to existing water course and woodland.
Bid Site FR068 OP2 Coutens, Oldmeldrum 85 homes	-/?	0	0/?	--	+	0	-/0	+	+	-/?	Site has an overall negative impact due to infrastructure required, notably waste water treatment and education provision, loss of prime agricultural land, and impact on the setting of the Barra Battlefield, a national battlefield located to the south part of the site. Mitigation measures include a WWTW growth project.
Bid Site FR069 Land at Chapel Park, Oldmeldrum 68 homes (proposal changed from 49 homes)	-/?	0	0	--	+	0	0/?	+	0/+	0	Site has an overall mixed impact. Negative impacts are through loss of prime agricultural, and effects on air quality and climate through increased emissions. Positive effects are provided by a mix of house types, and biodiversity enhancements through development of brownfield land and through supplementing existing woodland.
Bid Site FR083 Land at Colpy Roundabout, Oldmeldrum Employment land Reserved	-/?	0/?	-	--	0	0	+	0	0	-/?	Site has an overall mixed impact with negative effects on air quality, climate, loss of prime agricultural land and impact on cultural heritage (battlefield site), but positive effects on material assets and population through supply of employment land with good transport links.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR111 Site 2, Land Adjacent to Millburn Road & B9170 Oldmeldrum 200 homes Reserved	-	-/?	0	--	+	0	-/?	+	+	-/0	Site has mixed impacts. Negative impacts are due to impacts on air and water quality, infrastructure, loss of prime agricultural land, and impact on cultural heritage (battlefield site). However, a growth project is expected to mitigate a WWTW capacity issue. There are positive effects on biodiversity, and on population and human health through increased housing choice and core path improvements.
Bid Site FR119 Site OP1 Land North of Distillery Road, Oldmeldrum 99 homes (proposal changed from 50 homes)	-/?	0	0/?	--	0/+	0	+	+	+	-/0	Site has an overall mixed impact due to its location adjacent to settlement with good connectivity, no major infrastructure required, green networks retained, however there would be loss of prime agricultural land and there are potential negative effects on air quality and cultural heritage.
Alternative Sites											
Bid Site FR012 FR012 Driving Range, Oldmeldrum 12 homes	0	0/?	0	--	+	0	0/-	+/0	0	0	Site has an overall mixed impact. Negative impacts are due to infrastructure required, notably WWTW and education, and the loss of prime agricultural land, and site's location distant from settlement centre. Potential mitigation available to address WWTW issue through growth project.
Bid Site FR062 Newbarns Phase 2 Oldmeldrum 146 homes	-	-/?	0/-	--	+	0	-/?	+	0/+	0	Site has an overall mixed impact. Negative impacts are due to infrastructure required notably WWTW and education, together with negative impacts on air and water quality, loss of prime agricultural land, and distance from settlement centre. Potential mitigation available through WWTW growth project.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR073 Site adjacent to Rosehall, Turriff 10 homes	0	0	0	+/ ?	0/+	+	-/?	+/0	0	0	Site has a mixed impact due to the benefits in terms of remediation of a potentially contaminated site, and the landscape benefit of redeveloping an unsightly piggery building. However, the site is remote from key services and poorly connected.
Bid Site FR088 Land at Parcock Quarry, Oldmeldrum 10 homes	0	0/?	0	+	0	+	-/+	+/0	0	0	Site has an overall positive effect due to remediation of brownfield land, with good access from existing footpath network and transport links, although site would not readily access local services. WWTW is also not currently available however a growth project is expected to mitigate this infrastructure requirement.
Bid Site FR110 Site 1, Land Adjacent to B9170, Oldmeldrum Employment land	-/?	0/?	-	--	0	0	+/?	+/-	0	-/?	Site has an overall negative impact due to its relative proximity from settlement, negative effects on air quality and soil (due to loss of prime agricultural land). There is also a negative impact on cultural heritage as the site is on the Barra Battlefield, a nationally important battlefield. However there are positive effects on material assets and population through proposed land use. Existing WWTW constraint is expected to be mitigated by growth project.
Bid Site FR135 Site Adjacent to Gownor, Oldmeldrum 40 homes	-/?	-/?	0/-	--	0	0	-/?	0	0/+	0	Site has an overall negative effect due to impacts on air and water quality, loss of prime agricultural land, and infrastructure required including education and WWTW. There is also poor connectivity to existing settlement. Potential mitigation available through WWTW growth project.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR136 Site Opposite Auquhorthies Croft, Oldmeldrum 6 homes	0	0/?	0	-	0	0	-/?	+/0	0	0	Site has an overall slightly negative impact due to distance from settlement, loss of prime agricultural land and infrastructure requirements.
PITMEDDEN AND MILLDALE											
Preferred Sites											
OP1 14 homes and community facilities	0	-	-	0	-	0	+ /-	0	0	0	This allocation is likely to have mixed effects. A potential flooding. FRA may be required.
OP2 64 homes and public open space	0	--	--	-- /+	0	-	--/++	+	+	0	Negative impact on landscape due to the prominence of the site. With regard to soil, there is likely to be a significant negative impact due to the construction phase and the site being located on prime agricultural land a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (rifle range). Significant negative impact on climatic factors as there is a high flood risk area along the north western boundary, while the scale of development is likely to increase transport related CO ₂ emissions. Significant negative impact on water and material assets as there is insufficient WWTW and school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the playing fields and recreational land	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the bowling green and tennis courts	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 - BUS2 Safeguarded for business uses	0	-	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR007 32 homes	0	0	0	-	0	0	+	+/0	0	0	Site has a mixed impact due to the loss of prime agricultural land and soil quality. Other negative impacts are likely to be short term and removable.
Bid Site FR015 7 homes and business land	0	0	+	0	0	0	+	+/0	0	0	The site has a mixed impact. It is generally neutral with minor positive scores for material assets, climatic impact and biodiversity.
Bid Site FR006 110 homes Reserved	-	0	0	--	+	0	+	+	0	0	Site has mostly a negative impact due to its size- and impacts on prime agricultural land and soil quality. Other negative impacts are likely to be short term and removable.
Alternative Sites											
Bid Site FR008 Land allocated for Hall OP1 South West of Pitmedden 5 homes	0	-	0	0	0	0	-	+/0	0	0	Site has a mixed impact. Negative impacts can be resolved.
Bid Site FR094 Land for housing at Norse Yard, Pitmedden 10-15 homes	0	0	0/-	+	+	0	0	+/0	0	-	Site has an overall negative impact due to proximity from settlement, limited housing choice, population, and impact the landscape and cultural heritage.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR095 FR095 Land for Mixed use at Norse Yard, Pitmedden. 12 homes, commercial (1,000m2) of up to x4 units (e.g. farm shop, business unit) and parking.	0	0	0/-	+	0	0	0	+/0	0	-	Site has an overall negative impact due to proximity from settlement, limited housing choice, population and impact the landscape and cultural heritage.
Bid Site FR096 FR096 Land at West and North West Pitmedden. 90 homes.	0	0	0	-	0	0	0	+	0	0	Site has a mixed impact . Positive impacts are due to its location adjacent to settlement, with good connectivity, no major infrastructure required, and green networks retained/upgraded.
Bid site FR107 Milldale East, Land at Mill of Allathan Farm, Udney to east of Milldale and adjacent to the B9000, Pitmedden 9homes	0	0	0	-	+	0	+	+	0	0	Site has a mixed impact mostly due to the siting and predicted layout of the proposed development. The development would blend in with the existing settlement and has good connectivity. The site would not result in over development. The main constraints are education provision at secondary school and waste water treatment work capacity.
Bid Site FR108 Mill of Allathan, Udney, Ellon 30 homes	0	0	0	-	0	0	0	+/0	0	0	Due to the relative sensitivity of the site, it has an overall a mixed impact. The loss of primary agricultural land should be noted.
Bid Site FR132 Quarry Field Site, Land at Mill of Allathan Farm Udney 24 homes	0	0	0	-	+	-	0	+/0	0	0	Site has a mixed impact; the main negative impact is the landscape character.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR133 Quarry Road Site, Land at Mill of Allathan Farm, Udny Employment (Private Business and offices)	0	0	0	0	0	0	-	+	0	0	Site is considered to have a negative impact on landscape character and a positive impact on the local population by creating employment opportunities within walking distance of the village. Overall the site would have a neutral impact.
POTTERON											
Preferred Sites											
P1 To conserve the playing fields and landscape setting of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the play facilities	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the open space and landscape setting	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Aberdeen City greenbelt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR104 Land South of Laingseat Road, Potterton 100 Homes and Community Centre Reserved	0	0	-	0	0	0	-	+	+	0	Site has a mixed impact. Negative impacts are due to possibility of the infrastructure required and facilitating a suitable roads access.
Bid Site FR140 Land North of Denview Road, Potterton	0	0	-/0	0	0	0	0	+	0	0	Site has an overall negative impact due to proximity from settlement, and potential infrastructure

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117 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR141A Land North and North West of Denview Road, Potterton 55 homes (Preferred)	0	0	-	0	0	0	0	+	+	0	requirements although these could be mitigated through developer obligations.
FR141B Land North and North West of Denview Road, Potterton 65 homes (Reserved)											Site has an overall negative impact due to proximity from settlement, potential infrastructure requirements.
Bid Site FR037 B Land at Gourdieburn, Potterton 135 homes over 2 areas (Area A 45 homes, Area B 90 homes) (Reserved)	0	0	0	0	+	0	+	0	+	0	Site has a positive impact through provision of new housing, including affordable housing and new public open space in accordance with the Parks and Open Space Strategy hierarchy.
Alternative Sites											
Bid Site FR037 A Land at Gourdieburn, Potterton 45 homes	0	0	0	0	+ / 0	0	+	0	0	0	Site has a slight positive impact through provision of new housing, including affordable housing and new public open space in accordance.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR105 Land East of Manse Road, Potterton 100 homes, employment uses and school site	0	0	0	0	0	-	0	+	0	-	Site has a mixed impact. Negative impacts are the proximity from settlement, possible infrastructure required and lack of suitable access.
Bid Site FR106 Land East of B999 and North of Potterton, Potterton 100 homes and Business Units	0	0	0	0	0	0	0	+	+	0	Site has mixed impacts, with positives being for biodiversity, population and human health.
Bid Site FR120 Land North and South of Gourdie Park (Site A), Potterton 435 homes, 750sq meters of Retail Space and land for education / community facilities	0	0	0	0	+	0	+	+	+	0	Site has an overall positive impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide benefits to biodiversity, material assets, population and human health.
Bid Site FR121 Land North of Gourdie Park (Site B), Potterton 109 homes, 750sq meters of Retail Space and land for education / community facilities	0	0	0	0	+	0	+	+	+	0	Site has an overall positive impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide benefits to biodiversity, material assets, population and human health.
Bid Site FR122 Land North of Gourdie Park (Site C), Potterton	0	0	0	0	+	0	+	+	+	0	Site has an overall positive impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide

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185 Homes, 750sq metres of Retail Space and land for education / community facilities											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR123 FR123 Land at Wester Hatton, East of Potterton, Balmedie Roadside services including hotel, convenience retail provision and future business uses	-	0	-	0	+	0	+	0	0	0	Site has a mixed impact due to distance from settlement, infrastructure required, impact on CO2 emissions. Positive attributes include the provision of habitat connectivity and development of derelict land.
RASHIERIEVE FOVERAN											
Preferred Sites											
OP1 Land West of Rashierieve Cottages (2Ha) employment land	0	-	-	0	-	-/0	+/-	0	0	+	Visually prominent sites located a considerable distance from the nearest settlement but with good links onto the A90. Very exposed position. OP1 and SR1 Phased development of the site for development would reduce its visual impact. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
SR1 Reserved for strategic employment land (3.5ha). A landscape buffer to the western	0	-	0	0	-	-	+	+	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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boundary of site SR1 is required											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR129 Site OP1 Rashierieve, Land West of Bon Accord Granite, Foveran Proposal: Mixed Use	0	0	0	-	+	0	0	0	0	0	Site has a mixed impact due to its scale and location.
Alternative Sites											
None.											
ROTHIENORMAN											
Preferred Sites											
P1 To conserve the school playing fields and local recreational facilities.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
Bid Site FR026 Site West of Blackford Avenue, Rothienorman 12 homes	0	0	0	0	0	0	+/-	+/0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, and opportunity to provide create homes for social rent. Negative impact due to limited waste water constraint would require to be resolved.
Bid Site FR033 Adjacent to Blackford Avenue, Rothienorman	0	-/?	0	0	+	0	0/?	+/?	0	0	Reserved site (a preferred site post 2031, as the bid exceeds the existing infrastructure capacity, although it will be subject to further assessment when

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40 homes Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR056 Site West of Forgue Road, Rothienorman 1.5 ha Employment Land	0/?	0/?	0	0	0	0	+	0	0	0	the Aberdeenshire Local Development Plan is next reviewed (e.g. 2026). Site has a mixed effect, with uncertainty with regard to air quality, waste water treatment, and positive impacts on material assets and population since the development provides an employment opportunity in the village. WWTW capacity would require to be resolved.
Bid Site FR112 Land Adjacent to Drumsinnie Drive, Rothienorman 15 homes	0	0/?	0	0/?	0	0	0/?	+/0	+	0	Site has an overall mixed impact due to uncertainties related to road access, and constraints on waste water treatment and school capacity and potential ground contamination. However the site promotes a housing mix to meet local demand, and promotes active travel with proposed footpath improvements.
Alternative Sites											
None											
ST KATHERINES											
Preferred Sites											
OP1 Cromlet Park West 15 homes	-	0	0		0	-	+	+/0	0	0	Development of the site would support the local school in Fyvie
OP2 35 homes and 1 ha of employment land	-	-	-		0	-	+/-	+/0	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
Alternative Sites											

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Bid Site FR091 Site West of Gateside, Lambhill, St Katherines 8 homes	0	0	-	0	0	0	0	+/-0	0	0	The negative impacts of this site are mainly associated with the proximity from the nearest settlement, the infrastructure required and the impact on landscape character.
Bid Site FR098 Land to North of St Katherines, Fyvie, Turriff 35 homes and business use	0	0	-	0	+	0	0	+/-0	0	0	Site has a mixed impact with negative aspects being proximity from the settlement, infrastructure required, and impact on landscape.
TARVES											
Preferred Sites											
OP1 The Grange 100 homes, community facilities and 3Ha employment land	+/-	0	-	0	-	-	+	+	-	0	OP1 is a mixed use proposal with housing and employment land. But an exposed site and could affect the landscape character unless landscaped and the layout is designed appropriately.
OP2 Braikley Park 10 homes	0	0	0	0	-	-	+	+/-0	0	0	Mixed impact overall
P1 To conserve the playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the cemetery	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playground area of the primary school	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P4 To conserve the bowling green, village square and recreation ground	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the open space at the corner of Mackie Avenue and Duthie Webster Road	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors,
CA Tarves Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR009 Land North of Bain's Park, Tarves 10 homes	0	0	0	0	+	0	+	+/0	0	0	Site has a mixed impact. Positive impacts on material assets, population and human health through provision of new housing, including affordable housing and new public open space and remediation of a brownfield site.
Bid Site FR058 Braiklay Croft 2, Tarves 19 homes	0	0	0	-	0	0	0	+/0	0	0	Site has mixed impact, with a negative impact on soil due to loss of prime agricultural land. Positive impacts on population through provision of new housing, including affordable housing and opportunities for active travel within the site and wider village.
Alternative Sites											
Bid Site FR002 Land South of Tarves, Tarves 200 homes	-	0	-	--	-	-	-	+	0	0	Site has a mixed impact. The sited is on prime agricultural land and is detached from the settlement, infrastructure constraints (roads and education). The only positive impact identified is that it would provide a good mix on housing.
TIPPERTY											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
P1 To conserve the landscape setting of the settlement and open space	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For the route of the A90 Trunk Road scheme	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	-	-	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. FRA may be required.
Bid Site FR070 Land South of Tipperty Industrial Estate, Tipperty Employment land (1.7ha)	0	-/0	-/0	0	0/+	0	+	+	?	0	Site has an overall mixed impact due to its small scale and location next to established BUS site. Potential flood risk presents a negative effect to be resolved, but development brings the benefit of job creation within village. A buffer strip and FRA are proposed to mitigate flood risk.
Bid Site FR071 1, Land East of Tipperty Industrial Estate, Tipperty Employment land (0.76 ha)	0	0	0	0	0/+	0	+	0	?	-/0	Site has an overall positive impact due to its location adjacent to settlement, with reasonably good connectivity, no major infrastructure required, development of brownfield land and provision of additional employment land.
Alternative Sites											
Bid Site FR044 Bridgend Tipperty 2 homes	0	-/?	0	0/-	0	-	0	-	0/?	0	Site has an overall negative impact due to effects on water quality, loss of prime agricultural land, landscape impact and lack of housing choice for population. Mitigation measures such as strategic

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											planting would not apply on such a small scale development.
Bid Site FR045 Site adjacent to Elmar, Tipperty 1 home	0	-/?	0	0	0	-	0	-	0/?	0	Site has an overall negative impact due to effects on water quality, landscape impact and lack of housing choice for population. Mitigation measures such as strategic planting would not apply on such a small scale development.
Bid Site FR072 Site 2, Land East of Tipperty Industrial Estate, Tipperty Leisure and Tourism	-	-/0	-/0	0	+	?	+	0	+/-	0	Site has an overall negative impact due to the impacts on air quality from increase in vehicular movements to the site, flood risk, and health risk associated with location within HSE pipeline consultation zone. A buffer strip and FRA are proposed mitigations against flood risk.
TURRIFF											
Preferred Sites											
OP1 Adjacent to Wood of Delgaty											See bid FR030 below.
OP2 150 homes	0	0	-	0	-	0	+	+	0	0	The site has a mixed impact. The scale of this allocation will provide open space, affordable housing and community infrastructure. WWTW and flooding are negative impacts.
OP3 1Ha employment land	0	0	-	0	-	0	+	0	0	0	Mixed effect overall. It will provide local employment opportunities.
OP4 1.7Ha employment land	0	-	0	0	0	0	0	0	0	0	Mixed impacts. See FR004 below.
OP5 4.5Ha employment land	-	-	-	0	-	0	+	0	0	++	Mixed impact overall.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the open space for recreational use.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space (The Haughs) and as part of the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the landscape setting and the sports field and as part of the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the open space for recreational use and as part of the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the strategic tree belt and other small areas of woodland in the settlement for their recreational value and as part of the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 Site for the replacement of Markethill Primary School.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BUS1 - BUS2 Safeguarded for business uses	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS3 Safeguarded for a hotel facility.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR003 Site OP3, Turriff Employment land Reserved	0	0	0	0	0	0	0	+	?	0	The site has a negative impact due to proximity from settlement, infrastructure required, impact on water quality and habitats. There is a community aspiration for more employment land in Turriff.
Bid Site FR004 OP4 Turriff Employment land Reserved	0	-	0	0	0	0	0	0	0	0	Site has an overall mixed impact. A negative is WWTW being constrained and potentially effecting deliverability over the last 10 years.
Bid Site FR001 South of Colly Stripe, Smiddyseat Road, South of Turriff 10 homes	0	+	0	0	+	0	0	+/0	0	0	The site has a mixed impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, green networks retained. Part of the site is within a local archaeological site, and further discussion is required on mitigation measures. A buffer strip would be required for the watercourse to the north and west of the site.
Bid Site FR005 60 homes Reserved	0	0	0	0	0	0	0	+	0	0	Site has an overall positive impact if mitigation measures can be applied. The negative impacts are; the limited capacity at the WWTW but this can

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											be overcome with a planned growth project, and the negative impact on the soil during development, but again this is only considered to be a short to medium term impact and this is the case for all new development. Positive impacts relate to material assets, population and human health - through provision of new housing, including affordable housing and new public open space as per the requirements of the Local Development Plan policies.
Bid Site FR020 Land at Markethill, Turriff 16 homes and cemetery	0	-	0	0	0	0	+	+/0	+/0	0	Site has an overall mixed impact due to infrastructure required, limited housing mix and landscape impact, but it would provide a new cemetery which is a positive impact in terms of material assets. The cemetery is recommended as preferred and the housing is recommended as constrained.
Bid Site FR030 OP1 Site, Adjacent to Wood of Delgaty 61 homes	0	-	0	0	0	0	+	+	0	0	Site has a mixed impact with the loss of greenfield agricultural land being mitigated by the introduction of ponds, SUDs and native tree planting that will enhance biodiversity. In addition to that, quality open space will be required as part of the development. There are further positive impacts on material assets, population and human health through provision of new housing, including affordable housing. There is uncertainty with regard to waste water treatment and school roll, but these constraints can be mitigated through developer obligations.
Bid Site FR086	0	0	0	+	+	0	+	+/0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity and

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Land North of Cornfield Road 40 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Land North of Cornfield Road 40 homes											no major infrastructure required and provision of affordable housing.
Bid Site FR127 50 homes Reserved	0	0	0	0	+/0	0	0	+	0/+	0	Site has an overall positive impact. There is limited waste water and it is not particularly well connected to the town, but these could be mitigated through the passage of time in terms of OP1 being built out and a Scottish Water growth project. The positive impacts are, enhancing biodiversity, providing affordable housing and contributions to provision of community facilities and infrastructure if required.
Alternative Sites											
Bid Site FR085 Land at Kinnaird House, Turriff Extend settlement boundary	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact as all infrastructure requirement, connectivity, green networks are all existing. No new development has been proposed at present.
Bid Site FR099 Land at the Old School House, Ardmiddle, Turriff 30 homes	0	0	-	0	+	-	0	+/0	0	0	The site has a mix of impact. The main negatives being on the proximity to services and infrastructure rendering it a highly car reliant site and the negative impact that it would have on the landscape character.
UDNY GREEN											
Preferred Sites											
OP1 15 homes	0	0	0	0	-	0	+	0	0	0	Small site and is unlikely to adversely affect the environment.

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the village green	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the cemeteries	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the recreation area of the primary school and adjacent woodland area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To provide car parking, linkages to serve the primary school and cemetery and open space as part of the adjacent housing development	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P5-6 To conserve the amenity and setting of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Udney Green Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
UDNY STATION											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP1 35 homes and employment uses (1Ha)	0	0	0	0	-	-	+	+/-0	0	-	This allocation is likely to have mixed effects.
P1 To conserve an area of woodland adjacent to the Formartine and Buchan Way	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the sport and recreation park	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the play areas	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR021 Land at Udney Station East, Udney Mixed use/40 homes Reserved	0	-/0	0	-	0/+	-/0	?/+	+/-0	0/?	-/+	Site has an overall negative impact due to loss of prime agricultural land, impact on archaeology and infrastructure constraints, namely WWTW and education. However site has positive effects on biodiversity, material assets and population through housing choice.
Bid Site FR138 Site OP1 Land North East of Udney Station Park, Udney Station 35 homes and 1Ha employment land	0	-/0	0	0	0/+	0	?/+	+/-0	0/+	0	Site has an overall mixed impact due to infrastructure constraints, namely WWTW and education, however site has positive effects on biodiversity, material assets and population through housing choice and employment opportunity, together with potential for open space improvements.
Bid Site FR139 Land North East of Udney Station Park, Udney Station 65 homes and 1Ha employment land	-/?	-/0	-/0	0	0/+	-/0	?/+	+	0/+	0	Site has an overall mixed impact due to infrastructure constraints, namely WWTW and education, and landscape impact, however site has positive effects on biodiversity, material assets and population through housing choice and employment opportunity, together with potential for open space

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Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
None.											
WEST PITMILLAN											
Preferred Sites											
OP1 3.1 Ha employment land	0	0	0	-	0	0	+	+	+	0	Site has a mixed impact due to its size and proposed use (transport emissions).
BUS Safeguarded for business uses	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Bid Site FR117 Employment land Reserved	-	0	-	-	0	0	0	0	0	0	Site has a mixed impact due to its size and proposed use (transport emissions). The main negative impacts are the loss of prime agricultural land, proximity to the settlement, and the impact on archaeology.
Bid Site FR118 Employment land	-	0	0	-	0	0	0	0	0	0	Site has a mixed impact due to its size and proposed use (transport emissions). Negatives include the loss of prime agricultural land and dislocation with the settlement.
Alternative Sites											
None.											
WOODHEAD											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
None.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
Bid Site FR042 Land at Fyvie Road, Woodhead of Fyvie 5 homes	0	-	0	-	-	0	-/+	+/0	0	0	Site has an overall negative impact due to WWTW infrastructure required, impact on habitats and loss of prime agricultural land.
Bid Site FR043 Site to North of Woodhead Farm, Woodhead of Fyvie 5 homes	0	-	0	-	-	0	-/+	+/0	0	0	Site has an overall negative impact due to WWTW infrastructure required, impact on habitats and loss of prime agricultural land.
Bid Site FR053 Land adjacent to Braefield, Woodhead of Fyvie 3 homes	0	-	0	0	0	0	0	-	0	0	Site has an overall negative impact due to WWTW infrastructure required within a SEPA waste water drainage hot spot.
Bid Site FR054 Land adjacent to Hillview, Woodhead of Fyvie 2 homes	0	-	0	0	-	0	0	-	0	0	Site has an overall negative impact due to WWTW infrastructure required within a SEPA waste water drainage hot spot, and impact on habitats.
Bid Site FR130 Land to the West of Woodhead, Woodhead of Fyvie 24 homes	0	--	0	-	-/0	-/0	-/+	+/0	0	0	Site has an overall negative impact due to WWTW infrastructure required, loss of prime agricultural land, impact on habitats and landscape. Mitigations include a buffer strip adjacent to LNCS, and strategic planting.
YTHANBANK											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
OP1 Up to 10 homes	-	-	-	0	-	0	+	+/0	0	0	This allocation is likely to have mixed effects.
Bid Site FR019 Michealmuir Croft, Ythanbank 3 homes	0	-	0	0	0/+	0	0/+	-	0	0	Site has a positive effect overall despite although has negative impact on water quality due to WWTW constraint (private waste treatment works are required). Positive impacts are on biodiversity, material assets, population and human health through provision of new housing, including affordable housing and enhancements to footpaths.
Alternative Sites											
Bid Sit FR048 Site 1, Land at Wood of Schivas, Ythanbank, Methlick 12 homes	0	-/?	0	0	-/+	0	0	+/0	+/-	-/?	Site has an overall negative impact due to infrastructure required, notably road access, education provision and WWTW causing negative effects on water quality, habitats, human health and cultural heritage. The site is also distant from settlement. Mitigation measures include protection of Ancient Woodland site. Topography and landscaping are potential measures to minimise impact on cultural heritage (archaeology).
Bid Site FR049 Site 2, Land at Wood of Schivas, Ythanbank, Methlick 25 Homes and 2.5ha Employment Land	0	-/?	0	0	-/+	0	+/?	+/0	0/?	-/?	Site has an overall negative impact mainly due to infrastructure required, notably road access, education provision and WWTW, with negative effects on water quality, habitats, human health and cultural heritage. The site is also distant from any settlement. Mitigation measures include compensatory tree planting, topography and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											landscaping however impacts on archaeology and Ancient Woodland are still considered significant.
LANDWARD SITES:											
DRUM OF WARTLE											
Preferred Sites											
Bid Site FR036 Land at Greenway, Drum of Wartle 1.5 ha employment land (light industrial)	0	0	-	0	0	-	+	0	0	0	Site has a generally neutral effect, with a short term negative impact on soil as a result of the construction phase and uncertainty with regard to waste water treatment. Positive impacts on material assets through provision of employment opportunities.
Alternative Sites											
None											
FORGUE											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR147 Land to North and East of South Balnoon Farmhouse, Forgue: Existing agricultural sheds alongside steadings	0	0	0	-/?	0/+	-/0	+/-	+/0	0	-/?	Site has an overall slightly negative impact largely due to its isolated setting with lack of facilities and services, undetermined waste water treatment capacity, loss of prime agricultural land, and intrusive impact of a concentration of new housing in the landscape. Strategic landscaping is required to help mitigate visual impact.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
4 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
HATTONCROOK											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR023 FR023 West Hattoncrook, Oldmeldrum 30 homes	0	-	0	-	0	0	-	+/0	0	0	Site has an overall negative impact due to unanswered questions relating to negative scores for water, soil, landscape material assets and population. Screening and good design could mitigate effects on landscape.
WHITECAIRNS											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR016 6 homes	0	-/?	0/-	0	0	0	0	0	0	0	Site has a mixed impact with negative aspects due to uncertainty with regard to waste water treatment and poor water quality of Potternton Burn. Mitigation measures would address increasing housing choice and potential impact on the landscape.
Bid Site FR055 Chance Inn, Whitecairns 3 homes	0	-	0	0	0	-	0	+	+	0	Site has an overall negative impact due to infrastructure required, impact on landscape, impacts on material assets and population.
Bid Site FR097	0	-/?	0	0	0/+	0/-	0/-	+/-	0	0/?	Site has a mixed impact. Negative effects are due to infrastructure constraints including school capacity

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Land North of Drovers Place, Whitecairns 30 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. and uncertainty with regard to waste water treatment and negative impact on water quality as the site is in a waste water drainage hotspot. There is also potential impact on the landscape. Mitigations include strategic planting and a private waste water treatment plant.

Table 8.5.4: Assessment of Site-specific Allocations and Bids – Garioch

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
AUCHLEVEN											
Preferred Sites											
OP1 (formerly unallocated)	0	-	-	-	0	0	-	0	+	0	Site has an overall negative impact however with the exception of the loss of prime agricultural land and reducing car reliance, these impacts could be addressed with appropriate mitigation measures.
OP2 (formerly unallocated)	0	-	-	-	0	0	-	0	+	0	Site has an overall negative impact however with the exception of the loss of prime agricultural land and reducing car reliance, these impacts could be addressed with appropriate mitigation measures.
P1 To provide a landscape buffer and to protect open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the primary school and conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
GR004 Land North of Auchleven, Inch 3 homes	0	0	0	-	0	0	0	-	0	0	Site has an overall negative impact due to impact on population and material assets, through loss of prime agricultural land and lack of house types and school capacity. Positive effects are associated with ability to walk to facilities such as the shop and primary school. Mitigation measures would address impact on WWTW and infrastructure constraints.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR051 Land East of Mortimers Way, Auchleven, Inch 14 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall negative impact due to infrastructure required (education) and presence of prime agricultural land. Mitigation measures would address impact on WWTW, infrastructure constraints and habitat loss.
GR072 Land West of Auchleven, Inch 23 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact due infrastructure required (education), presence of prime agricultural land and flood risk. Mitigation measures would address flood risk, impact on WWTW, infrastructure constraints, increasing house types and habitat loss.
BLACKBURN											
Preferred Sites											
OP1 50 homes	0	-	0	-	0	-/?	-	+	+	0	Site has mixed impact. See GR087 below.
P1 To conserve the playing fields as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the landscape/setting, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the landscape/setting, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P5 (formerly R1) To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 To conserve the landscape/setting, which contributes to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	0	-	-	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
GR087 Sites OP1 and P5, Caskieben, Blackburn 268 homes	0	0	0	-	0	-/?	0	+	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, flooding, habitat loss and house types. A landscape and visual impact assessment may also be required.
GR088 Land North of Site P5, Caskieben, Blackburn 50 homes Reserved	0	0	0	-	0	-/?	0	+	0	0	Site has an overall mixed impact however, mitigation measures would address impact on WWTW, flooding, habitat loss and house types. A landscape and visual impact assessment may also be required.
Alternative Sites											
P5 This site was to have been reserved for provision of a replacement primary school.											Site is to be removed from the ALDP due to replacement primary school being delivered on existing site.
R1 This site was to have been reserved as a development											Construction complete. See P5 under Preferred Sites

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
opportunity: see "Vision", above. The council now intends to use the site and other nearby ground for erection of a new primary school.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR005 Land at Kinellar Estate, Blackburn Mixed use – 50 homes, employment land and community uses	0	0	0	-	0	0/?	0/?	+	+/-	-	Site has an overall negative impact due to its location outwith the settlement, impact on cultural heritage, landscape, soil, within a pipeline consultation zone and likely loss of trees. Mitigation measures would address impact on WWTW, tree removal, education capacity and cultural heritage.
GR023 Land South East of Kinellar Roundabout, Blackburn 4.2ha employment land	0	0	0	-	0	0	0/?	0	+	0	Site has an overall mixed impact due to its location outwith the settlement and loss of prime agricultural land. However, positive impacts experienced to human health. Mitigation measures would address impact on WWTW and tree loss.
GR024 Land Opposite Kingsfield Road Junction, Glasgoforest 5 homes	0	0	0	-	0	0	0	+/0	-	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, tree loss and house types. Site is within a pipeline consultation zone.
GR033 Land at Hillhead of Glasgoego, Blackburn 300 homes	0	0	0	-	0	0/?	0/?	+	+/-	0	Site has overall mixed impact due to impact on landscape, material assets and population. With the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, tree loss, landscape and education capacity. Site is within a pipeline consultation zone.
GR085 Land East of Cairntradlin, Blackburn	0	0	0	-	0	0/?	0/?	+	+/-	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Housing land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
mitigation measures would address impact on WWTW, flood risk, landscape and house types. Site is within pipeline consultation zone.											
CHAPEL OF GARIOCH											
Preferred Sites											
OP1 10 homes	0	0	-	0	0	0	+	+/-0	0	0	Site has mixed impact. High car dependency results in negative score however development would have a positive impact in terms of supporting the primary school roll and delivering homes in the area.
P1 To protect the primary school and conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space, which contributes to the village setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the cemetery.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the area of open space, which contributes to the village setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP2 15 homes	0	-	0	-	-	0	-	+	-	0	See bid GR130 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR130 OP2, The Glebe, Chapel of Garioch, Inverurie 15 homes	0	0	0	-	0	0	0	+/0	-/?	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a slight positive impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, infrastructure constraints, house types and a safe route to school (human health).
CLUNY AND SAUCHEN											
Preferred Sites											
OP1 99 homes											Under construction.
P1 (formerly P5) To conserve the open space and landscape setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the open space, which is an important local amenity area, and the landscape setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the play area and open space as an important amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the landscape setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (formerly unallocated) To allow junction improvements.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R2 (formerly P1) To provide a safer route to school.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR017 Land at Burnside, Sauchen 30 homes	0	0	-/0	0	0	0	0	+/0	0	0	Site has mixed impact. High car dependency results in negative score however development would have a positive impact in terms of supporting the primary school roll and delivering homes in the area. Mitigation measures would address impact on WWTW.
GR030 Land at South West of Sauchen, North of A944, Sauchen Retail Use/ Coffee Shop	0	0	-	-	0	0	0	0	0	0	Site has a negative impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address the negative impact on WWTW.
Alternative Sites											
OP2											Site to be removed from the ALDP as construction is complete.
GR020 Land West of Sauchen, Phase 1, Sauchen Mixed use - 40 homes, 1 ha employment land and community facilities	0	0	0/-	-	0	0	0	+/0	0	0	Site has an overall negative impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, landscape and education capacity.
GR021 Land West of Sauchen, Phase 1-4, Sauchen Mixed use – 160 homes, 1ha employment land and community facilities	0	0	-	-	0	0	0	+	+	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, landscape and education capacity.
GR056	0	0	-/0	0	0	0	0	+/0	0	0	Site has a mixed impact however with the exception reducing car reliance, mitigation measures would

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Land at South of Cluny Primary School, Cluny, Sauchen 6 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR096 Land South of Main Street (Smaller Site), Sauchen 40-50 homes and 500-600m ² community centre (Class 11)	0	0	-/0	-	0	0	0	+	0	0	address impact on WWTW, flooding and education capacity. FRA may be required
GR097 Land South of Main Street (Larger Site), Sauchen 100-120 homes and 500-600m ² community centre (Class 11)	0	0	-/0	-	0	0	0	+	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, education capacity, landscape, flood risk and water quality. FRA may be required.
GR115 Land at Mains of Sauchen, North West of Sauchen 150 homes and a community facility	0	0	-/0	-	0	0	0	+	+	-	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, education capacity, landscape, flood risk and water quality. FRA may be required.
DUNECHT											
Preferred Sites											
OP1 24 homes	0	-	-	0	0	0	0	+/0	+	0	Site has a mixed impact. Negative score in relation to water and climate, impacts of which could be

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											mitigated against. Positive impact in terms of delivering homes in the area.
P1 To conserve the playing field as an important local amenity	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To provide a landscape buffer and should be included in the design of site OP1	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the primary school	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR094 North of Dunecht, West of B977, Dunecht 50 homes Reserved	0	0	-/0	0	0	0	0	+	0	0	Site has a mixed impact however with the exception reducing car reliance, mitigation measures would address impact on WWTW, education capacity, flood risk and water quality. FRA may be required.
Alternative Sites											
None.											
DURNO											
Preferred Sites											
P1 To conserve the area of open space as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR048 North West of Parkside Gardens, Durno, Inverurie 8 homes	0	0	0	-	0	0	0	+/0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, landscape (strategic planting) and education capacity.
ECHT											
Preferred Sites											
P1 To conserve the recreation ground as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the primary school.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR093 South East of Echt, South of B9119, Echt 42 homes	0	0	-/0	0	0	0	0	+/0	0	0	Site has a mixed impact however with the exception reducing car reliance, mitigation measures would address impact on WWTW, education capacity, flood risk and landscape.
Alternative Sites											
OP1 25 homes											Site to be removed from the ALDP as construction is complete.
GR092 North of Forbes Park, Echt 25 homes	0	0	-/0	0	0	0	0	+/0	+	0	Site has a slight positive impact however with the exception reducing car reliance, mitigation measures would address impact on WWTW, education capacity, flood risk and landscape.
HATTON OF FINTRAY											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP1 8 homes	0	-	-	0	0	0	0	+/-0	+	0	See bid GR044 below
P1 To conserve the setting of the church.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 For recreation uses as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the play area as a local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the setting of the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the primary school.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green Belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR044 Site OP1, West of Hatton Court, Hatton of Fintray 32 homes	0	0	-/0	0	0	0	0	+/-0	0	0	Site has a mixed impact overall, and with the exception of the cumulative negative effect of car dependency, mitigation measures would address negative impacts on education capacity and water quality. A positive impact in terms of delivering homes in the area.
Alternative Sites											
GR013 Land East of Station Road, Hatton of Fintray 40 homes	0	0	-/0	0	0	-	0	+/-0	0	0	Site has an overall negative impact however with the exception of reducing car reliance and eroding the green belt, mitigation measures would address impact on WTW, WWTW, water quality, education capacity and flood risk. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR107 Land South of St Gile's Chapel, Hatton of Fintray 25 homes	0	0	-/0	-	0	0	0	+/0	0	0	Site has an overall negative impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WTW, WWTW, water quality, education capacity and flood risk.
GR108 Land North of Lairds Park, Hatton of Fintray 25 homes	0	0	-/0	0	0	-	0	+/0	0	0	Site has an overall negative impact however with the exception of reducing car reliance and eroding the green belt, negative impacts on water, flood risk and education capacity could be addressed with appropriate mitigation measures.
INSCH											
Preferred Sites											
OP1 48 homes	0	0	0	-	0	0	+	+/0	0	0	Overall mixed impact.
OP2 (formerly OP3) 10 homes	0	0	-	0	0	0	+	+/0	0	0	Site has a mixed impact. Negative impacts could be addressed with appropriate mitigation measures.
OP3 (formerly OP4) 5ha employment land	0	0	0	-	0	0	+	0	+	0	Overall mixed impact.
P1 To conserve the playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the bowling green.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 (formerly P4) To conserve the cemetery	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For environment and access improvements.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R2 For a town park.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R3 For the enhancement of the walkways	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R4 For the future expansion of the hospital	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R5 For town centre environmental improvements	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R6 (formerly P3) For a replacement primary school	0	0	0	-	0	0	+	0	+	0	Overall mixed impact.
BUS Safeguarded for business uses	0	0	0	-	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Insch town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GR015 South of Insch Railway Station, Insch Mixed use – 60 homes, 0.35ha employment land (Class 4) and car park for Insch Railway Station Reserved	0	0	0	-	0	0	0	+	0	0	Site has a mixed impact overall. The loss of prime agricultural land cannot be mitigated against, however site would bring positive impact of increased housing choice.
GR029 Land at Drumrossie West, Drumrossie and Denwell Farm, Insch 200 homes	0	0	0	-	0	0	0	+	+	0	Site has a mixed impact however with the exception of the loss of prime agricultural land negative impacts on landscape could be addressed with appropriate mitigation measures.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
OP2 12 homes											Site to be removed from the ALDP.
INVERURIE AND PORT ELPHINSTONE											
Preferred Sites											
OP1 Mix of uses including 58 homes and 0.35 ha employment land	-	-	0	0	0	0	0	+	+	0	Overall mixed impact.
OP2 Mix of uses including 180 homes, 0.5ha employment land, community facilities and a variety of retail uses	-	-	0	0	+	0	+	+	+	0	Overall mixed impact. See bid GR084.
OP3 250 homes	-	-	0	0	0	0	0	+	+	0	Overall mixed impact.
OP4 737 homes, including community facilities and a primary school	-	-	0	0	0/-	-	+/?	+	+	0	Overall mixed impact.
OP5 ((formerly unallocated) 64 homes	-	-	0	0	0	0	+	+	+	0	Overall mixed impact
OP6 27 homes	-	-	0	0	0	0	0	+/0	+	0	Overall mixed impact.
OP7 150 homes	-	-	0	0	0	0	0	+	+	0	Overall mixed impact.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP8 465 homes	-	-	-	-	0	-/?	0	+	+	0	Overall mixed impact.
OP9 175 homes	-	-	-	-	0	0	0	+	+	0	Overall mixed impact.
OP10 A mix of uses including 250 homes and up to 3.6 ha employment land	-	-	0	0	0	0	0	+	+	0	Overall mixed impact.
OP11 23.7 ha employment land	-	-	-	0	0	-	0	0	+	0	Overall mixed impact.
OP12 (formerly SR2) 17 ha employment land	-	-	0	0	0	-	0	0	+	0	Overall mixed impact.
OP13 10 ha employment land	-	-	0	0	0	-	0	0	+	0	Overall mixed impact.
OP14 25 homes	-	-	0	0	0	0	0	+/0	+	0	Overall mixed impact.
OP15 Mix of uses including 80 homes	-	-	0	0	0	0	+	+	+	0	Overall mixed impact.
OP16 3.8 ha employment land	-	-	-	0	0	0	0	0	+	0	Overall mixed impact.
P1 To conserve the landscape setting.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation area and playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P5 To conserve the open space and amenity area	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 To conserve the playing fields and recreation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To conserve the amenity area, which contributes to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To conserve the landscape/setting, which contributes to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To conserve the playing fields, which contribute to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To conserve the playing fields, which contribute to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To conserve the playing fields and adjoining cemetery, which contribute to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P12 To allow for Environmental improvements, which will help enhance the green network	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P13 To conserve the historic setting, which contributes to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To enable the relocation of St Andrews Special School, if required	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P16 Safeguarded for health-care facilities	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR084 Land at Harlaw Park, Harlaw Drive, Inverurie 50 homes (supported accommodation)	-/0	0	0	0/+	0	0	0	+	0	0	Site has a mixed impact. Negative impacts on WWTW and flood risk could be addressed with appropriate mitigation measures. FRA may be required.
Alternative Sites											
OP5 20 homes											Site to be removed from the ALDP as construction is complete.
OP12 1.5 ha employment land											Site is to be removed. See P under Preferred Sites.
P14 For a Uryside Primary School											Site to be removed from the ALDP as construction is complete.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R1 For a northern link road and landscaping improvements											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR009 Site 1 at Westgate North, John Sorrie Drive, Inverurie 50 homes	-/0	0	0	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on air quality and WWTW could be addressed with appropriate mitigation measures.
GR010 Site 2 at Westgate North, John Sorrie Drive, Inverurie 50 homes	-/0	0	0	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on air quality and WWTW could be addressed with appropriate mitigation measures.
GR027 Site A, Land West of Blackhall Road, Inverurie 360 homes	-/0	0	-	0	0	0	0	+	+	0	Site has overall mixed impact. Negative impacts on WWTW, climatic factors, water quality and landscape could be addressed with appropriate mitigation measures. A flood risk assessment may be required.
GR028 Site B, Mains of Blackhall, West of Blackhall Road, Inverurie 100 homes	-/0	0	0	-/+	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on WWTW, water quality and landscape could be addressed with appropriate mitigation measures.
GR037 Site 1, Land at Upper Davah, West of Inverurie Golf Club, Inverurie 55 homes	-/0	0	0	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on WWTW, WTW and water quality could be addressed with appropriate mitigation measures.
GR038 Site 2, Land at Upper Davah, West of Inverurie Golf Club, Inverurie 73 homes	-/0	0	0	0	0	0	0	+	+	0	Site has overall mixed impact. Negative impacts on WWTW, WTW, water quality and core paths could be addressed with appropriate mitigation measures.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR046 Land North and East of Dubston Farm, Inverurie 41 homes	0/-	0	0	0	0	0	0	+	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR057 Land at East Balhalgardy Farm, Inverurie (Bid 1) 100 homes	-/0	0	0/?	-	0	0/?	0	+	0	--	Site has a negative impact however with the exception of the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address impact on WWTW, WTW, water quality, landscape and flood risk. FRA may be required.
GR058 Land at East Balhalgardy Farm, Inverurie (Bid 2) 200 homes	-/0	0	0/?	-	0	0/?	0	+	0	--	Site has a negative impact however with the exception of the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address impact on WWTW, WTW, water quality, landscape and flood risk. FRA may be required.
GR059 Land at East Balhalgardy Farm, Inverurie (Bid 3) 500 homes	-	0	0/?	-	0	0/?	0	+	+	--	Site has a mixed impact however with the exception of the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address impact on WWTW, water quality, air quality, flooding and infrastructure. FRA may be required.
GR061 Land North and East of St. James Walk, Inverurie 70-100 homes	0	0	0/?	0	0	0/?	0	+	0	0	Site has overall mixed impact. Mitigation measures would address impact on WWTW, water quality, air quality, flooding and infrastructure. FRA may be required.
GR062 Land at St James Place, Inverurie	-	0	0/?	0	0	0/?	0	+	+	0	Site has a slight mixed impact. Mitigation measures would address impact on WWTW, water quality, air quality, flooding, tree loss and infrastructure. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Mixed use – 900 homes, primary school and commercial land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR089 Land at Souterford, Inverurie Mixed use – 300 homes and community uses	-	0	0/?	-	0	0	0	+	+	--	Site has a mixed impact however with the exception of the loss of prime agricultural land and impact on cultural heritage, mitigation measures would address impact on WWTW, water quality, air quality, flooding and infrastructure. FRA may be required.
GR090 Land at South West Lofthillock, Inverurie 150 homes	-/0	0	-/0	-	0	0	0	+	+	--	Site has a mixed impact however with the exception of the loss of prime agricultural land and impact on cultural heritage, mitigation measures would address impact on WWTW, water quality, air quality, flooding and infrastructure. FRA may be required.
GR091 Land at Souterford and Lofthillock, Inverurie Mixed use – 450 homes and community uses	-	0	-/0	-	0	0	0	+	+	--	Site has a negative impact however with the exception of the loss of prime agricultural land and impact on cultural heritage, mitigation measures would address impact on WWTW, water quality, air quality, FRA and infrastructure.
GR114 Land North of St. James Place, Inverurie 49 homes	-/0	0	0/?	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on WWTW, water quality, flooding could be addressed with appropriate mitigation measures. FRA and a buffer strip may be required.
GR117 Land North of Lochter Drive, Uryside (Phase 3), Inverurie 500 homes	-	0	0	-	0/-	0/-	0	+	+	-	Site has an overall negative however with the exception of the loss of prime agricultural land and ancient woodland, mitigation measures would address impact on WWTW, water quality, flooding, cultural heritage and infrastructure. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR131 Land at Braeside Farm and Thainstone, Inverurie 35ha employment land commercial land	-/0	0	-/?	0	0	0	0	0	0/-	0	Site has overall slightly negative impact. Negative impacts on WWTW, WTW and flooding could be addressed with appropriate mitigation measures. FRA may be required. Site is within a pipeline consultation zone.
GR137 Land East of Rothienorman Road, Howford, Inverurie Mixed use – 109 homes and a Riverside Park	-/0	0	-/0	-	0	0	0	+	+	0	Site has overall mixed impact, however with the exception of the loss of prime agricultural land, negative impacts on WWTW, WTW, flooding could be addressed with appropriate mitigation measures. FRA may be required.
GR138 Land North of Dillyhill Way, Inverurie 76 homes	-/0	0	0	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on WWTW and WTW could be addressed with appropriate mitigation measures.
GR139 Land West of Bennachie View Care Home, Inverurie (Site 2) 45 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, WTW and flooding. FRA may be required.
GR140 Land West of Bennachie View Care Home, Inverurie (Site 4) 20 homes	0	0	0	0	0	0	0	+/0	0	0	Site has overall slightly positive impact. Negative impacts on WWTW and WTW could be addressed with appropriate mitigation measures.
GR141 Land West of Bennachie View Care Home, Inverurie (Site 5) 105 homes	-/0	0	0	0	0	0	0	+	0	0	Site has overall mixed impact. Negative impacts on WWTW, WTW and water quality could be addressed with appropriate mitigation measures.
GR142 Land West of Conglass Cottages, Inverurie (Site 8) Housing and employment land	-/0	0	0	0/+	0	0	0	+	0	0	Site has overall slightly positive impact. Negative impacts on WWTW, WTW and flooding could be addressed with appropriate mitigation measures. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR145 Site at Crawford Road (Conglass 6), Conglass, Inverurie 12ha employment land	-/0	0	0	0	0	0	0	0	0/-	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KEITHHALL											
Preferred Sites											
OP1 15 homes											See bid GR129 below.
P1 To conserve the landscape and setting of the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the landscape and setting of the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 To provide a car park for the village hall.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
GR049 Land South of B993, West of Woodlands Cottages, Keithhall 36 homes Reserved	0	0	0	0	0	0/-	0	+/0	+	0	Site has a mixed impact with mitigation measures to address impact on WWTW, WTW, flooding, landscape and infrastructure. FRA may be required.
GR128 Land East of OP 1, South of Inverurie Road, Keithhall 32 homes	0	0	0	0	0	0	0	+/0	+	0	Site has a positive impact with mitigation measures to address impact on WWTW, WTW, water quality, and flooding. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR129 OP1 and R1, South of Inverurie Road, Keithhall, Inverurie Mixed use – 36 homes and car park for village hall	0	0	0	0	0	0	0	+/0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a positive impact with mitigation measures to address impact on WWTW, WTW, water quality, flooding and infrastructure. FRA may be required.
Alternative Sites											
GR050 Land West of Keith Hall Primary School, Keith Hall, Inverurie 37 homes	0	0/-	0	0	-	-	0	+/0	+	--/-	Site has an overall negative impact due to its impact on water quality, cultural heritage, designed landscape, loss of trees and ancient woodland, biodiversity and car reliance. Mitigation measures would address impact on WWTW, WTW, flooding and infrastructure. Cultural heritage could be mitigated through landscape. FRA may be required.
GR060 Land at Tweedale, Keith Hall, Inverurie 400 homes	0	0	-	-	0	-	0	-	+	--/-	Site has an overall negative impact due to its impact on water quality, cultural heritage, designed landscape, soil and car reliance. Mitigation measures would address impact on WWTW, WTW, and flooding. Cultural heritage could be mitigated through landscape. FRA may be required
KEMNAY											
Preferred Sites											
P1 To conserve the sports ground and amenity area, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 To conserve the 'Place of Origin' and its setting.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the amenity area, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the amenity area, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the cemetery and adjacent ground.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the recreation ground.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the primary school and conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To conserve the memorial and garden.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To conserve the monument and park.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To conserve the play area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (formerly R2) For medical/community facilities.	0	0	0	0	0	0	0	0	+	0	This use is not considered to have any significant environment effects on the receptors. See bid GR083 below.
BUS1 Safeguarded for business uses.	0	0	0	0	0	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BUS2 Safeguarded for business uses.	0	0	0	0	0	-	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BUS3 Safeguarded for business uses.	0	0	0	0	0	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
TC Kemnay Town Centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GR083 Site R2, South of Grove Road, Kemnay Medical facility	0	0	0	0	0	0	++	0	0	0	The proposal will have an overall significant positive impact on material assets. This use is not considered to have any other significant environment effects on the other receptors.
GR147 Birley Bush, Kemnay 49 homes	0	0	0	0	-/0	0	0	+/0	0	0	Site has a mixed impact. Negative impacts on biodiversity (loss of trees) and material assets (road access and education capacity) could be addressed with appropriate mitigation measures.
Alternative Sites											
OP1 65 homes											Site to be removed from the ALDP as construction is to be completed in 2019.
OP2 20 homes											Site to be removed from the ALDP on the basis of non-delivery.
R1 For sports pitches.											Site is to be removed from the ALDP due to sports pitches being delivered elsewhere in the town.
GR036 Land at Fetternear Estate, West of River Don, Kemnay 73 homes	0	0	-/0	-	0/-	-/?	0	+	0	0	Site has an overall negative impact due to its impact on soil, biodiversity, landscape (within Bennachie Special Landscape Area) and car reliance. Mitigation measures would address impact on flooding, landscape and education. FRA and LVIA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR134 Land at Kirkstyle Farm (North) (Option 1), Kemnay 65 homes	0	0	0	0	0	0/?	0	+	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR135 Land at Kirkstyle Farm (South) (Option 2), Kemnay 111 homes	0	0	0	0	0	-/?	0	+	0	0	Site has a mixed impact. It is next to Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required.
GR136 Land at Kirkstyle Farm (North and South) (Option 3), Kemnay 65 homes and employment land	0	0	0	0	0	-/?	0	+	0	0	Site has a mixed impact. It is next to Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required.
KINGSEAT											
Preferred Sites											
CA Kingseat Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
OP1 (formerly unallocated)	0	0	0	0/+	0	0	+	0	+	+	Site has an overall positive impact due to remediation of a brownfield site and delivering homes in the area.
BUS (formerly unallocated) Safeguarded for business uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P1 (formerly unallocated) To protect the play park as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 (formerly unallocated) To protect area of open space.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
GR011 Phase 1, Site South of Kingseat Mixed use – 50 to 75 homes and community facilities	0	0	-	0	0	0	0	+	0	0	Site has a mixed impact however with the exception of reducing car reliance, mitigation measures would address impact on WWTW, and good design would lessen the impact on the setting of listed buildings and conservation area at Kingseat hospital.
GR012 Phase 1 and Phase 2, Site South of Kingseat Mixed use – 100 to 150 homes and community facilities	0	0	-	0	0	0	0	+	+	0	Site has a mixed impact however with the exception reducing car reliance, mitigation measures would address impact on WWTW, and good design would lessen the impact on the setting of listed buildings and conservation area at Kingseat hospital.
GR034 Land East of Kingseat Business Park, Newmachar Mixed use – 65 homes and community facilities	0	0	-/0	0	0	0	0	+	-/0	-/0	Site has a slight negative impact however with the exception reducing car reliance, mitigation measures would address impact on water quality. Partly within pipeline consultation zone (mid/outer).
KINMUCK											
Preferred Sites											
P1 To conserve the landscape/setting of the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 To conserve the landscape/setting of the village.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
OP1 10 homes											Site to be removed from the ALDP as construction is complete.
GR045 Land East of Jaffray Lane, Kinmuck 21 homes	0	--	-/0	0/+	0	0	0	+/0	0	0	Site has a mixed impact. It is located on brownfield land, but It would increase car reliance and it is within a SEPA drainage hot spot.
GR047 Land North East of Jaffray Lane, Kinmuck 6 homes	0	--	0	0	0	0	0	+/0	0	0	Site has a mixed impact. It is located on brownfield land, but it is within a SEPA drainage hot spot.
GR118 Land South West of Meadow Croft, Kinmuck 15 homes	0	--	0	0	0	0	0	+/0	0	--/?	Site has a mixed impact however with the exception of reducing car reliance, presence within a SEPA drainage hot spot, negative impacts on the setting of a B listed building could be addressed by landscaping.
KINTORE											
Preferred Sites											
OP1	0	-	-	-	-	-	-/+	+	+	0	Site has overall negative impact however negative impacts could be addressed with appropriate mitigation measures. See bid GR077 and GR078 below.
OP2	0	-	0	0	0	0/-	0	+	+	0	Site has overall mixed impact. Negative impacts could be addressed with appropriate mitigation measures.
OP3 (formerly OP5)	0	-	0	0	0	0/-	0	+	+	0	Site has overall mixed impact. Negative impacts could be addressed with appropriate mitigation measures.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve Tuach Hill and surrounding area, which contributes to the green network.	0	0	0	0	0	+	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve Gauch Hill, which contributes to the green network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing field, which contributes to the green network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve Rollo Mire and Torryburn Wood, which contribute to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve Springie Mire, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the Midmill Long Cairn, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a town park at Gauch Hill, which includes a sustainable urban drainage system (SUDS), to be developed through associated enabling development.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R2 For a transport interchange and Kintore railway station.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BUS1 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS2 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS3 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS4 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC Kintore Town Centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GR053 BUS 2 Site, South of Northern Road-A96 Roundabout, Kintore 32 homes and employment land Reserved	0	0	0	0	0	0	0	+/0	-/0	0	Site has a mixed impact. Negative impacts on water quality could be addressed with appropriate mitigation measures. A Water Impact Assessment (WIA) may be required. Half of the site is within an outer pipeline consultation zone.
GR077 Land at Midmill Business Park South East (Phase 2), Kintore Employment land	0	0	-/0	0	0	0	0	0	0	0	Site has overall slightly negative impact. Negative impacts on water quality and climatic factors could be addressed with appropriate mitigation measures. A WIA and FRA may be required.
GR078 Land East of Kintore, Kintore 400 homes Reserved	0	0	-/0	0	-	0/-	-	+	+	-/0	Site has overall slight negative impact. Mitigation measures would address impact on core paths, flooding, water quality, and impact on Aberdeen

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											Canal. WIA, FRA and LVIA may be required. Would help deliver a town park.
GR126 Part of R1, Land adjacent to Woodside Croft, Kintore 24 homes Reserved	0	0	0	0	0	0	-	+/0	+	0	Site has overall mixed impact. Mitigation measures would address impact on water quality and flooding and provide land for a town park. WIA and FRA may be required.
Alternative Sites											
P7 For new education provision.											To be removed from the Plan.
OP3 Housing land											Site to be removed from the ALDP as construction is complete.
OP4 Housing land											Site to be removed from the ALDP as construction is complete.
GR052 Site at Bridgefield, North of Broomhill Roundabout, Kintore Mixed use – extend settlement boundary to include site.	0	0	--/0	0	0	-	0	0	0	0	Site has overall negative impact. Negative impacts waste water and water infrastructure and flooding could be addressed with appropriate mitigation measure. However, flood risk is a major constraint on the site that could significantly reduce the developable area. WIA and FRA would be required.
GR076 Land East of Hazeldene, Kintore 15-25 homes	0	0	0	0	0	0	0	+/0	0	0	Site has overall slightly positive impact. Negative impacts on climatic factors could be addressed with appropriate mitigation measures. FRA and WIA may be required.
GR124 Land South of Midmill Business Park, Kintore Employment land	0	0	0	0	0	0	0	0	0	0	Site has overall neutral impact. Negative impacts on climatic factors could be addressed with appropriate mitigation measures. FRA and WIA may be required.
KIRKTON OF SKENE											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
P1 To conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the play area and area of open space as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
GR116 Land South West of Old Skene Road, Kirkton of Skene 35-45 homes	0	0	0/-	0	0	0/?	0	+/0	0	--/0	Site has a negative impact however with the exception reducing car reliance, mitigation measures would address impact on flooding, setting of listed building (if well designed) and town setting. FRA may be required.
GR127 Land North of Glebeland, Kirkton on Skene, Westhill 20-30 homes	0	0	0/-	0	0	0	0	+/0	-	0	Site has an overall mixed impact. The site is within a pipeline consultation zone and be car reliant, but mitigation measures would address impact on flooding and water quality. A FRA may be required.
LYNE OF SKENE											
Preferred Sites											
P1 To conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GR001 Land north of Little Acre, Lyne of Skene 5 homes	0	0/?	0	0	0	0	0	+/0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR016 Land North of Letter Road, Lyne of Skene 15 homes	0	0	0	0	0	0	0	+/0	0	0	Site has an overall slight positive impact. Mitigation measures would address impact on WWTW, flooding and house types. A FRA may be required.
GR022 Land at Mains of Skene, Lyne of Skene 7 homes	0	0	0	0/+	0	0	0	+/0	0	0	Site has an overall positive impact. Mitigation measures would address impact on WWTW and cultural heritage.
GR031 Sites A, B and C, Lyne of Skene Mixed use – 157 homes and community uses or retail	0	0/?	-	0	0	-	?	+	?	0	Site has an overall mixed impact. It would result in overdevelopment, details are unknown of the proposed community uses, and it would increase car reliance. Mitigation measures would address impact on WWTW and flooding. FRA may be required.
MEIKLE WARTLE											
Preferred Sites											
P1 To conserve an area of open space.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the play park.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve areas of open space.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve areas of open space.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR112 Land North of Meikle Wartle, Inverurie 12 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall negative impact however, with the exception of the loss of prime agricultural land, mitigation measures would address WWTW.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
GR111 Land East of Meikle Wartle, Inverurie 6 homes	0	0	0	-	0	0	0	+/-	0	0	Site has an overall negative impact. Mitigation measures would address impact on water quality and mixing house types.
MIDMAR											
Preferred Sites											
P1 To conserve the amenity of the village and provide access to open space.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing fields.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR074 Land West of Midmar Public Hall, Roadside of Corsindae, Midmar 20 homes	0	0	0/-	0	0	0	0	+/-	0	0	Site has an overall mixed impact. It is located on protected land for a public garden, but it has not come forward. Strategic landscaping could mitigate visual impact. With the exception of reducing car reliance, mitigation measures would also address impact on WWTW, secondary education capacity and flooding. FRA may be required.
Alternative Sites											
P4 For landscaping with adjoining site, and the development of public gardens adjacent to the village hall.											Site is to be removed from the ALDP. See bid GR074.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR054 Land South of Midmar School, Midmar, Inverurie 20 homes	0	0	0/-	0	-	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of reducing car reliance and loss of ancient woodland, mitigation measures would address impact on WWTW and secondary education capacity.
GR055 Land at Tillybirloch, Midmar, Inverurie 4 homes	0	0	0	0	0	0	0	+/0	0	0	Site has an overall slight positive impact providing mitigation measures address impact on WWTW, water quality, house types, and secondary education capacity. A buffer strip will be required.
MILLBANK											
Preferred Sites											
P1 To conserve the playing field and the bowling green as important local amenities.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR146 Land at Millbank Crossroads - Site OP1 Mixed use – 30 homes and 270m2 employment land	0	0	0/-	0	0	0	0	+/0	0	0	Site has an overall mixed impact. Mitigation measures would address impact on WWTW, flooding and secondary education capacity. A FRA may be required.
Alternative Sites											
OP1 35 homes, employment land and community facilities	0	-	-	0	0	0	-	+/0	+	0	Site has an overall mixed impact however impacts could be addressed with appropriate mitigation measures. See bid GR146 above.
NEWMACHAR											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
OP1 340 homes and community facilities to include an additional primary school	0	0	0	-	0	0	+	+	+	0	Site has an overall positive impact with negative impact arising from loss of prime agricultural land.
OP2 165 homes and community facilities	0	0	0	0	0	0	+	+	+	0	Site has overall positive impact. See bid GR008 below.
OP3 5ha employment land	0	0	0	-	0	0	+	0	+	0	Site has an overall positive impact with negative impact arising from loss of prime agricultural land.
P1 To conserve the community hall.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the cemetery.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 For a redevelopment of education provision in the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For the development of a recreational area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR075 Land at OP3 Site, South East of Redwood Cottage, Newmachar Employment land	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact. Mitigation measures would address impact on WWTW and a WIA may be required.
GR079 Land South East of Hillbrae Way, Newmachar 180 homes, retail and commercial land	0	0	-/0	-	0	0	0	+	+	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, flooding, core paths, infrastructure and carbon emissions (buses). FRA and WIA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Reserved											
GR086 Land at Mameulah, North of Kingseat Road, Newmachar 300 homes and 1.75ha employment land Reserved	0	0	-/0	-	0	0	0	+	+	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality, carbon emissions (buses), and infrastructure. Buffers strips and WIA will be required.
Alternative Sites											
GR006 Land to the South of the Monument, Newmachar 75 homes	0	0	0	0	0	0	0	+	0	0	Site has a slight positive impact. Mitigation measures would address impact on WWTW, water quality, carbon emissions (buses), and infrastructure. A buffer strip and WIA will be required.
GR007 Site South of Corseduck Road, Newmachar 150 homes	0	0	-/0	0	0	0	0	+	0	0	Site has an overall mixed impact. Mitigation measures would address impact on WWTW, water quality, carbon emissions (buses)and infrastructure. Buffer strips and WIA will be required.
GR008 Site OP2, North of Corseduck Road, Newmachar 155 homes	0	0	-/0	0	0	0	0	+	0	0	Site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses)and infrastructure. WIA will be required.
GR019 Land at Corseduck Road, Newmachar 60 homes	0	0	0/-	0	0	0	0	+	0	0	Site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses)and infrastructure. WIA will be required
GR065 Land at Newlands, West of The	0	0	-/0	0	0	0	+	+	+	0	Site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses)and infrastructure. WIA will be required

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Newmachar Hotel, Newmachar 100 homes and 100m ² community uses											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR101 Land North East of Damask Crescent, Newmachar (Option 1) 21 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.
GR102 Land North East of Damask Crescent, Newmachar (Option 2) 18 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.
GR103 Land North of Damask Crescent, Newmachar (Option 1) 25 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.
GR104 Land North of Damask Crescent, Newmachar (Option 2) 14 homes	0	0	0	-	0	0	0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.
GR105 Land West of Fairview, Newmachar 10 homes and 564m ² employment land	0	0	0	-	0	0	0	+	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OLD RAYNE											
Preferred Sites											
OP1 (formerly OP2) 30 homes, business use and retail use	0	-	-	-	0	0	0	+0/	+	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, negative impacts could be addressed with appropriate mitigation measures.
P1 To conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space, woodland and the river.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GR067 Land North of Pitmachie Farm, Pitmachie, Old Rayne 10 homes	0	0	0	0/+	+	0	0	+/0	0	0	Site has an overall positive impact. A brownfield site. Mitigation measures would address impact on WWTW, flooding, education capacity and infrastructure. FRA and WIA may be required.
Alternative Sites											
OP1 10 homes											Site to be removed from the ALDP on the basis of non-delivery. See bid GR035 below.
GR002 Barreldykes, Old Rayne Phase 3 (Option 1) 27 homes	0	0	0/-	-	0	0	-/0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WWTW, primary education capacity and flooding. FRA and WIA may be required.
GR003 Barreldykes, Old Rayne Phase 3 (Option 2)	0	-	0/-	-	0	0	-/0	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Mixed use – 52 homes and 120m ² Business/ Office Space											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR035 Site OP1, Cromwellside Farm, Old Rayne 13 homes	0	0	0	-	0	0	-/0	+/0	0	0	address impact on WWTW, primary education capacity and flooding. FRA and WIA may be required.
OYNE											
Preferred Sites											
OP1 10 homes	0	-	-	0	0	0/+	0/+	+/0	+	-	Site has an overall mixed impact however, with the exception of reducing car reliance, negative impacts could be addressed with appropriate mitigation measures.
P1 To protect the primary school and conserve the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area of open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the area of open space and the setting of Berry Hill.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses. It is expected that the former Archaeolink building will be retained and re-used	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
for employment purposes.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
GR069 Land at Westlodge, North of Gadie Burn, Oyne 18 homes	0	0	0	-	0	-	0	+/-	0	--/-	Site has an overall negative impact. Site is within a SEPA drainage hotspot, and result in the loss of prime agricultural land and overdevelopment. Proposal would not provide a positive sense of place; affecting setting of a listed building (Westhall House). Mitigation measures would be required to address impact on WWTW, mix of house types, setting of listed building and flooding. FRA and WIA will be required.
WESTHILL											
Preferred Sites											
OP1 10 homes	-	-	0	0	0	0	0	+/-	+	0	Site has overall mixed impact.
OP2 4.4ha employment land	-	-	0	0	0	0	0	0	+	0	Site has overall mixed impact.
OP3 (formerly unallocated) 38 homes	-	-	0	0	0	0	0	+/-	+	0	Site has overall mixed impact.
P1 To conserve the nature reserve, which contributes to the green network, and to provide land for access improvements.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the Arnhall Moss, which	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
contributes to the green network.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To conserve the playing fields.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To conserve the play area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To conserve the golf course.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 Reserved for the future expansion of the health centre.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Westhill town centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green Belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR106 Land South of Arnhall Business Park (Phase 4), Westhill Mixed use – Employment land and a hotel Reserved	-/0	0	0/-	0	0	0	0	0	-	0	Site has an overall negative impact. Mitigation measures would address impact on air and water quality and flooding. WIA, buffer strips and FRA will be required. Site is within a pipeline corridor.
GR125 Land at former Blockworks Site, Straik Road, Elrick, Westhill 32 homes Reserved	0	0	0	0	0	0	-/?	+/0	0	0	Site has an overall mixed impact. Partial loss of employment land. Mitigation measures would address impact on water quality and flooding. WIA, buffer strips and FRA will be required.
Alternative Sites											
R1 For future expansion of sub-sea industries.											Site is to be removed from the ALDP.
GR025 Land at Kinmundy, Westhill 120 homes	-/0	0	0	0	0	-	0	+	-	0	Site has an overall mixed impact. It is within Aberdeen Greenbelt and pipeline consultation zone. Mitigation measures would address impact on air quality, infrastructure and avoiding pipelines. WIA may be required.
GR032 Land at Strawberry Fields, Westhill 180 homes	-/0	0	-/0	0	0	0	0	+	-	0	Site has an overall mixed impact. Mitigation measures would address impact on air quality, infrastructure and avoiding pipelines. WIA may be required.
GR039 Land West of Westhill, South of the A944 (Site 1) 100 homes	-/0	0	0	0	0	0	0	+	-	0	Site has an overall slight negative impact. Mitigation measures would address impact on air quality, infrastructure and avoiding pipelines. WIA may be required.
GR040 Land West of Westhill, South of the A944 (Site 2)	-	0	-	0	0	-	+	+	+/-	0	Site has an overall mixed impact. Mitigation measures would address impact on air quality, infrastructure,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
500 homes and community facilities											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR041 Land West of Westhill, South of the A944 (Site 3) 2500 homes, community facilities and a neighbourhood centre	-	--/0	-	0	--/0	--/-	+/?	+	++	--/-	Site has a significant mixed impact. Whilst measures could be put in place to address the impact on air and water quality and landscape, it is unlikely to fully mitigate against the impact of development. Proposal retains trees, avoids the pipeline (open space proposed, as per indicative plan). However, it could impact on the setting of a designed landscape, although open space is proposed along western side, and a stone circle.
GR042 Site 1, Mains of Kinmundy, Westhill 77 homes	-/0	0	0	0	0	-	0	+	--/-	0	Site has an overall negative impact. It is within Aberdeen Greenbelt and pipeline consultation zone (indicative plan shows houses avoiding inner zone). Mitigation measures would address impact on air quality, infrastructure and avoiding pipelines. WIA may be required.
GR043 Site 2, Mains of Kinmundy, Westhill 87 homes	-/0	0	0/-	0	0	-	0	+	-	0	Site has an overall negative impact. It is within Aberdeen Greenbelt and pipeline consultation zone. Mitigation measures would address impact on WWTW, pipelines and flooding. WIA and FRA may be required.
GR063 Land South of Mill of Brodiach, Westhill 100 homes	-/0	0	0/-	0	0	-	0/?	+	-	0	Site has an overall negative impact. It is within Aberdeen Greenbelt and pipeline consultation zone. There is a road access that needs to be resolved. Mitigation measures would address impact on WWTW, pipelines, flooding and road access. FRA and buffer strips may be required.
GR064 Land North of Broadshade, Westhill 250 homes	-/0	0	0	0	0	-/0	-/?	+	--	--	Site has an overall negative impact. It is within Aberdeen Greenbelt and pipeline consultation zone (indicative plan shows houses avoiding inner zone).

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											Impacts on setting of Keir Hill and Berryhill Scheduled Monument. Road access issue. Mitigation measures would need to address impact on WWTW, house types, road access and cultural heritage (strategic landscaping), and pipelines. WIA and tree buffer may be required.
GR066 Land at Damhead, Cadgerford and Backhill, South of Westhill, Westhill Mixed use – 750-900 homes and 9-10ha Employment Land	-	-	-	0	0	--	-/?	+	+/--	0	Site has an overall slightly negative impact. Within a pipeline corridor and affect setting of the town. Mitigation measures would need to address impact on education capacity and water quality, landscape setting, and road capacity of B9119. WIA and buffer strips will be required.
GR070 Land North of Keirhill Way, Westhill 6 homes	0	0	0	0	0	-/?	0	+/0	-	0	Site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address impact on WWTW, water quality and pipelines. WIA may be required.
GR100 Land North of Keirhill Way, Westhill 12 homes	0	0	0	0	0	-/?	0	+/0	-	0	Site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address impact on WWTW, water quality and pipelines. WIA may be required.
GR119 Site at Cairnfield, West of Hill of Keir Road, Westhill 100 homes	-/0	0	0	0	0	-/?	-	+	-	0	Site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address impact on WWTW, water quality and pipelines. WIA may be required.
GR120 Land North of Meadowlands Drive, Westhill (site 1 and 2) 75 homes	-/0	0	0	0	0	-	0	+	--	0	Site has an overall negative impact. Within a pipeline corridor and Aberdeen Greenbelt. Mitigation measures would address impact on WWTW, water quality, flooding and pipelines. FRA and WIA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR121 Land North of Meadowlands Drive, Westhill (site 1) 35 homes	0	0	0	0	0	-	0	+/0	0	0	Site has an overall slightly negative impact. Within the Aberdeen Greenbelt. Would impact on setting of the town. Mitigation measures would need to address impact on WWTW, landscape, water quality, flooding and infrastructure. FRA, buffer strip and WIA may be required.
GR122 Land North of Meadowlands Drive, Westhill (site 2) 40 homes	0	0	0	0	0	-	0	+/0	--	0	Site has an overall negative impact. Within a pipeline corridor and Aberdeen Greenbelt. Would impact on setting of the town. Mitigation measures would address impact on WWTW, flooding, water quality, landscape and infrastructure. WIA, FRA and buffer strips would be required.
GR123 Land North West of Meadowlands Drive, Westhill 49 homes	0	0	0	0	0	-	0	+/0	--	0	Site has an overall slight negative impact. Within a pipeline corridor. Would impact on setting of the town. Mitigation measures would address impact on WWTW, landscape, pipeline and infrastructure. WIA may be required.
GR132 Land at Mains of Keir, South East of B979, Westhill 90 homes	-/0	0	0/-	0	0	-	-	+	-	--/-	Site has an overall negative impact. Affect setting of Keir Hill scheduled monument and the town setting. Coalescence issue with Kirkton of Skene. Mitigation measures would address impact on WWTW and infrastructure. WIA may be required.
GR133 Land at Southerhill Farm, North West of Westhill Mixed use – 49 homes, Public Park and Golf Practice Area	0	0	0	0	0	-/0	0	+/0	+/--	0	Site has an overall mixed impact. The site is within a pipeline corridor. Mitigation measures would address impact on WWTW, landscape and infrastructure. Plan shows houses avoiding inner pipeline. Rest is for golf practice area, so not a negative effect. WIA and LVIA may be required.
WHITEFORD											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
P1 To protect the primary school and conserve the playing field as an important local amenity.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the setting of the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
LANDWARD											
Preferred Sites											
GR073 Land at Kirkton of Rayne, Inch 8 homes	0	0	0	-	0	0	0/?	+/0	0	0	Site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW and housing tenure.
Alternative Sites											
GR098 Land at Cullerlie Smithy, Cullerlie, Westhill Mixed use – 8 homes and 500m2 employment land	0	0/?	0	0	0	0	0/?	+/0	-	0	Site has an overall slightly negative impact. Half the site is at risk from surface water flooding. A FRA would be required. A solution to waste water treatment is required. Communal SuDS are proposed. Site is within the outer pipeline consultation zone. Self-build plots are proposed, but at least two plots must be affordable.
GR099 Land East of Birchmoss Depot, Echt, Westhill	0	0	-	0	0	0/-	0/?	0	0	-/?	Site has an overall negative impact. The proposal could affect the setting of a scheduled moated henge, and with the exception of reducing car

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
4.8ha employment land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
4.8ha employment land											reliance, mitigation measures would need to address impact on WWTW and cultural heritage.
GR082 Land at Greenway 01, Drum of Wartle 3 homes	0	0	0	0	0	0	0/?	-	0	0	Site has an overall negative impact. Proposal lacks a mix of house types, although mitigation measures could address impact on WWTW and infrastructure.
GR095 Land North of Roadside of Garlogie, Garlogie 15 homes	0	0	0	0	0	-	0/?	+/0	-	--	Site has an overall negative impact. It would impact on the village setting, distorting its linear pattern, and affect the setting of schedule hut circles and field system. Just within a pipeline corridor. Mitigation measures would address impact on WWTW.
GR143 Land South of Goval Junction, Goval Mixed use – Hotel, Fuel Station/ Charging Station/ Park and Choose, Restaurant, Farm Shop, Garden Centre and Outdoor Activity Centre	0	0/?	0/-	0	-/0	-	-/?	0	0	0	Site has an overall negative impact. It is within the Aberdeen Greenbelt and ancient woodland. With the exception of reducing car reliance, mitigation measures would address impact on WWTW, avoiding trees, flooding and landscape. Nearest sewer is 1km away or develop its own WWTW. FRA and LVIA would be required.
GR144 Land North of Goval Junction, Little Goval, Goval 15 homes	0	0	0	0	0	-	0/?	+/0	0	0	Site has an overall negative impact. It is within the Aberdeen Greenbelt. Mitigation measures would address impact on WWTW, flooding and landscape. Nearest sewer is 1km away or develop its own WWTW. FRA and LVIA would be required.
GR113 Land South of Birchbank, Inverurie 6 homes	0	0	0	0	-	--	0	+/-	-	0	Site has an overall negative impact. In outer pipeline consultation zone and Behhachie Special Landscape Area – the 6 houses would form an uncharacteristic grouping. Mitigation measures could address impact

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											on ensuring a mix of house types and WWTW, but not the loss of trees.
GR110 Land North East of Kellockbank Garden Centre, Inch Employment land – general industrial	0	0	0	0	0	0	0	0	0	0/-	Site has an overall slightly negative impact. It could affect a designed landscape and create a weaker sense of place – this could be mitigated by strategic landscaping. Mitigation measures would address impact on water quality, flooding and WWTW. FRA and buffer strips may be required.
GR109 Site South of the Cotts, Fintray, Dyce 5 homes	0	-/?	0	0	0/-	-	0	+/0	0	0	Site has an overall negative impact. In the Aberdeen Greenbelt and would affect sense of place, as it would not be in keeping with the character of the converted steading and would lead to suburbanisation of countryside. Existing trees protected from development. Mitigation measures would address impact on house types, education capacity and WWTW.
GR080 Land South of Parkview, Lethenty 2 homes	0	0	0	-	0	0	0/?	-	0	0	Site has an overall negative impact however with the exception of the loss of prime agricultural land and lack of house types, mitigation measures would address impact on private drainage.
GR081 Land North and West of Lethenty, Inverurie 15 homes	0	0	-/?	-	0	-	0	+/0	-	0	Site has an overall negative impact. Site is within a pipeline consultation zone on prime agricultural land and its scale out of keeping with the housing group. Mitigation measures would address impact on mix of house types, flooding and WWTW. FRA may be required.
GR018 Field South of B977, Leylodge, Kintore	0	0	0	0	0	0	0	+/0	0	0	Site has an overall slight positive impact. Mitigation measures would address impact on water quality, flooding and WWTW. FRA and buffer strip may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Mixed use – 12 homes and 80m2 employment land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
GR071 Land East of Marionburgh Cottage, North West of Sunhoney Stone Circle, Midmar 3 homes	0	0	0	0	0	0	0	-	0	0	Site has an overall negative impact due to lack of house types because of its small scale. Mitigation measures would address impact on WWTW.
GR026 Land at Blair Bungalow, North of Sempill Cottages, Fintray 3 homes	0	0	0	0	0	0	0	-	-	0	Site has an overall negative impact as it is within the outer pipeline consultation zone and would lack a mix of house types because of its small scale. Mitigation measures would address impact on WWTW.
GR068 Land North of B994, Upper Cottown, Kintore 8 homes	0	0	0	0	0	-	0	+/-	0	0	Site has an overall negative impact and it would result in overdevelopment and suburbanisation of the countryside. Mitigation measures would address impact on mixing house types, secondary education capacity and WWTW.
GR014 Site Adjacent to Wester Ord Farmhouse, Skene 25 homes	0	0	0	0	-	-	0	+/-	0	0	Site has an overall negative impact as it would result in the loss of half the trees on the site, overdevelopment and suburbanisation of the countryside. Private WWTW are proposed. Mitigation measures would address the need for a mix of house types. Off-site compensatory planting would be required to mitigate effects on biodiversity.

Table 8.5.5: Assessment of Site-specific Allocations and Bids – Kincardine and Mearns

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
AUCHENBLAE											
Preferred Sites											
OP1 (OP2 & OP3) 25 homes	0	0	0	-	+	0	0	+/-0	0	0	Planning permission has been granted on this site for 25 homes (2018). Part of the site is located on prime agricultural land, but it is an acceptable location in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity. Part of the site is also at risk from flooding, but this could be mitigated through a FRA and buffer strip.
P1 To conserve the park, amenity area, woodland, and to protect the setting of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the amenity area and cemetery	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the curling pond to recognise its contribution to the character of the place	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P4 For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P5 To conserve the setting of Fordoun Parish Church and the remains of St Palladius's Chapel	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the landscape setting to the east and the context this provides for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Auchenblae Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 (M1) 75 homes and employment uses (1Ha)											Site to be removed. See bids KN095 and KN096 below.
KN095 Site OP1 (Smaller Site), East of Glenfarquhar Road, Auchenblae 75 homes and 1 ha employment land	0	0	-/0	-	+	0	-/?	+	0	?	Site has an overall mixed impact due to impacts on existing assets (education capacity and lack of community amenities in town); need to travel to services and amenities; loss of prime agricultural land and lack of water infrastructure. Further assessment on ring ditches are required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN096 Site OP1 (Larger Site), East of Glenfarquhar Road, Auchenblae 75 homes and 1 ha employment land	0	0	-/0	-	+	0/-	-/?	+	0	-	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall mixed impact due to impacts on existing assets (education capacity and lack of community amenities in town); need to travel to services and amenities; loss of prime agricultural land, minor landscape impact and lack of water infrastructure. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. Strategic landscaping to the north could mitigate the landscape impact. Further assessment on ring ditches are required.
CHAPELTON											
Preferred Sites											
OP1 Allocated for mixed use proposal for 4045 homes	-	-	-	-	--	-	++	+	+	-	This is a large allocation which is likely to have long-term negative effects on most receptors. on the one hand. On the other hand, the requirement for mixed development means that location of services together, improvement of landscape, use of water technology, efficient resource use and application of mitigation measures are likely to minimise the long-term negative effects compared with the generic assessment. Our Mixed effect with more significant positive effects on population and material assets. See bid KN055 below.
R1 Safeguard for the Aberdeen Western Peripheral Route 'Fastlink'											Construction complete.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GB Aberdeen Greenbelt	0	0	0	0	+	0	+	+	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 (formerly unallocated) Once completed, to conserve the Community Wood for Chapelton.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 (formerly unallocated) To conserve the balancing pond associated with the development of Chapelton.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 (formerly unallocated) To provide an amenity landscape buffer along the A90(T).	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN055 OP1 Chapelton 8000 homes, Commercial, Retail, Care home, Leisure and Community Facilities Reserved	-/0	+	0/-	0	+/-	-/0	++	+	+	0/-	Site has an overall mixed impact, scoring positively due to its location adjacent to Portlethen and the continued development of Chapelton. It will have good connectivity within and outwith, will provide major infrastructure, and retain and improve green networks. Mitigation measures could improve Elrick Water and reduce impacts on air quality, landscape and cultural heritage.
DRUMLITHIE											
Preferred Sites											
OP1	0	0	-	0	+/-	0	+	+/0	0	0/+	Slight positive impact as adjacent to settlement, close to A90 corridor, in SGA, amenity woodland nearby,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
30 homes and employment land (0.5Ha).											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To conserve the woodland corridor and amenity area for the village	0	0	0	0	+	0	+	0	+	+	variation in housing types, mix of housing supply, proposes some employment units. Also, possible paths proposed. Negative impacts due to prime land and minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. It is proposed that this site is split in two as half the site now has planning permission.
P2 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the village hall and bowling green as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
KN001 Land at Burnside Croft, Drumlithie 3 homes	0	-/?	-	+	-	-	0	-	-	0	Site has an overall negative impact due to surface water flood risk, loss of biodiversity value, landscape impact, limited house types and partial loss of community protected land (site P1). Due to the small scale of the site, mitigation measures (e.g. buffer strip and FRA) are unlikely to resolve the issues.
DRUMOAK											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 11 homes (Reduced from 44 homes)	0	0	0	0	0	0	0	+/0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site is partially built with 11 homes remaining.
P2 To conserve the bowling green as a local amenity	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the recreation area and playing fields as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the woodland setting and the recreational area as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 (formerly unallocated) To provide a buffer alongside the existing trees (Bid KN128)	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a cemetery expansion and to conserve the setting of the parish church	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN128 Land South of Deeview Gardens, Drumoak 49 homes (increased from 35 homes)	0	0	0	0	0	-/0	0/+	+	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall slightly positive impact as the potential negative impacts on water, natural heritage and landscape can be mitigated against through a range of measures, notably waste water treatment growth project, buffer strips along adjacent water course and ancient woodland, protection of woodland on site, and a Flood Risk Assessment.
Alternative Sites											
KN034 Site A East of Drumoak 178 homes	0	0	-	0	+	-/0	-/0	+	--	?	Site has an overall mixed impact due to landscape impact, within pipeline consultation zone, and lack of existing or promoted services or employment land opportunities. New infrastructure is required and the impact on Drum Castle is uncertain without further assessments.
KN035 Site B South of Drumoak 123 homes	0	0	-	0/-	-/+	--	-/?	+	+	0	Site has an overall mixed impact due to landscape impact (within Dee Valley Special Landscape Area), biodiversity impact, contains some prime agricultural land, and lack of existing or promoted services or employment land opportunities increases commuting. It also puts pressure on existing infrastructure (WWTW and a minor road), which may require land to mitigate.
KN036 Site C West of Drumoak 345 Homes, Retail and Commercial	0/-	0	-	0	0/+	-/?	-/0	+	--/+	0	Site has an overall mixed impact due to landscape impact, within pipeline consultation zone (as the pipeline is only moved to the edge of the site), and lack of existing or promoted employment land opportunities affecting air quality due to scale of development. New infrastructure is required, but this

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											can be mitigated, and there is potential for open space and biodiversity enhancement.
KN037 Land West of Mains of Drum Garden Centre, Drumoak Leisure and Recreational Uses in conjunction with housing for the elderly being proposed on the adjacent site to the west	0	0	?	0	+	?	0	0	+	?	Site will have a slight positive impact given the nature of the proposal, but given that the proposed uses are unknown, the effects on some receptors are unknown or neutral.
KN038 Land North of Mains of Steading, Drumoak 50 Homes (for the Elderly)	0	0	-/0	0	0/+	-/0	0	+	0	0/-	Site will have a mixed impact, with mitigation measures neutralising or lessening effects on the water environment, flood risk, infrastructure requirements (sewage and impact on health centre), and landscape and historic environment (though strategic landscaping). However, it is distant from services.
KN064 Land at Park Quarry, Drumoak 600 homes, employment land 11,350m2, retail	-	?	-	0	+	-	?	+	+	0	Site has an overall mixed impact. Redeveloping a quarry offers potential improvement in landscape and biodiversity, and in terms of material assets and human population. However, the proposal is not particularly well related to Drumoak, would impact on the Dee Valley Special Landscape Area, and is likely to exacerbate the need to use the private car. Waste water and transport upgrades are likely to be required.
FETTERCAIRN											
Preferred Sites											
OP1 40 homes	0	0/-	0	-	0	0	+	+/0	0	0	Generally, a mixed impact with some positives in air quality, housing supply, open space and some

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											negatives in water quality, soil quality, flooding. The site is adjacent to an existing settlement. Part of the site is at risk from flooding. See bid KN048 below.
P1 To conserve the woodland corridor as an important approach to the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground as an amenity for the area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 (formerly unallocated) Open space contribution for OP1.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (formerly unallocated) Reserved for a road access into site OP1.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Fettercairn Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN048 OP1 Land to the North West of Fettercairn 49 homes (increased to 60)	0	0	0	-	0	0	+	+	0	0	Site has an overall mixed impact due to flood risk, loss of prime agricultural land and infrastructure required. Effects are lessened as SuDS can be provided, and it is adjacent to the settlement, with good connectivity and affordable housing.

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Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
KN061 Land at Cauldcots, Fettercairn 10 homes	0	?	0	+	0/+	0/?	?	+/0	0	0	Site has an overall mixed impact, due to proximity from settlement, infrastructure required, impact on water quality (sewage disposal) and landscape (layout of new development), but the site proposes the redevelopment and reuse of a vacant farm.
FINDON											
Preferred Sites											
P1 To conserve the area of open space for environmental improvements and provide a core for the town should further development be permitted	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Aberdeen City greenbelt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN084 Land South of Earnsheugh Terrace Findon 11 homes (decreased from 13)	0	0	0	0	0	0	0	+/0	0	0	Site has an overall neutral impact due to its scale and location. The greater the mix of house types, the more positive the score for population.
Alternative Sites											
KN085 Land West of Findon Place, Findon 30 homes	0	0	0	0	0	-	-	+/0	0	0	Site has an overall mixed impact. While there are employment uses adjacent, this does not override the impact on the landscape, townscape and the local

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											road network (C-class road and Findon A90 junction, which is at capacity).
FORDOUN											
Preferred Sites											
P1 To conserve the recreation ground as an amenity of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playground and amenity space	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the landscape buffer between Neptune Deeptech fabrication yard and Toohill Road	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses. A core path runs along boundary of site	0	0	0	-	0	0	+	0	0/-	0	This use is not considered to have any significant environment effects on the receptors. Although it is within a pipeline consultation corridor, it will provide an additional asset to the community.
Alternative Sites											
OP1 15 homes	0	0/-	0	0	0	0	+	0	0	0	This site will be removed from the plan as no progress has been made (access issues).
KN105 Land West of Toohill Road, Fordoun 45 homes	0	0	0	-	0/+	0	0	+/0	-	0	Site has an overall mixed impact due to loss of prime agricultural land, infrastructure required, and proximity to a pipeline. Climatic factors and flood risk can be mitigated. Positive impacts would include a choice of housing and biodiversity enhancement.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
GOURDON											
Preferred Sites											
OP1 35 homes											Construction complete.
OP2 Employment uses	0	0	0	--	0	0	+	0	0	0	Site has some positives in fixed assets, open space, but some negatives in soil quality.
P1 To conserve the landscape buffer to mitigate impacts from the A92 on the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground and the cemetery as key features of the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the landscape buffer to maintain physical and visual separation from Inverbervie	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 (formerly unallocated) To conserve the recreation ground as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 (formerly unallocated) For education and community uses associated with the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
primary school and to conserve recreational open space.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R1 Reserved for future cemetery expansion and car park.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	-	-	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required
Alternative Sites											
KN135 Land at Brae Road, South of Linton Business Park, Gourdon 67 homes	-/0	0	-/0	--	0/-	-	+	+	0	0	Site has an overall negative impact due to impact on air quality, landscape and habitats, and loss of prime agricultural land. Proposal would need to connect to public water and waste water system. Buffer strip is required to avoid affecting a protected coastal site.
INVERBERVIE											
Preferred Sites											
OP1 (H2) 200 homes	0	0	0	--	0	0	+	+	+	0	Site has some positives in open space, housing supply and fixed assets, but some negatives in soil quality as is located on prime land. Layout must not impact on the adjacent C listed farmhouse and steading. A Drainage Impact Assessment and masterplan will be required to demonstrate how any negative effects will be mitigated.
P1 To conserve the playing fields as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the amenity area and the setting of Bervie Bay	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the William Eddie Park as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the landscape buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the area of open space, landscape buffer, woodland shelter belt and prevent coalescence between Inverbervie and Gourdon	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 - P8 To conserve the amenity area for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
KN130 Land at Bridgefield, North of Inverbervie	0	?	?/0	-	0/?	-	0/?	+/0	0	0	Site has an overall negative impact due to proximity from settlement, uncertainty with regard to infrastructure required, impact on climatic factors,

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Housing (undisclosed)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. landscape (a prominent site in the coastal zone and South East Special Landscape Area) and material assets, and loss of prime agricultural land. It may be possible to mitigate against potential water impact and climatic factors through site design. A Flood Risk Assessment may also be required.
JOHNSHAVEN											
Preferred Sites											
OP1 67 homes	0	0	0	--	0	0	0	+	0	0	Site has mostly neutral impacts, but is would result in the loss of prime agricultural land, although this is the most appropriate site for development and would support local facilities.
P1 To conserve the recreation ground at Wairds Park as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the recreation ground	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 (formerly unallocated) To conserve the setting and provide an amenity area for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 (formerly unallocated) To conserve the route of the former railway line as a path for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 (formerly unallocated) For education and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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community uses associated with the primary school and to conserve recreational open space.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R1 Reserved for educational uses associated with Lathallan school	0	-/0	0	0	-/?	-/0	+	+	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. New development should avoid wooded areas to reduce effects.
R2 (formerly unallocated) Reserved for a future cemetery expansion.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Johnshaven Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
KIRKTON OF DURRIS											
Preferred Sites											
P1 To conserve the setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
KN075 Land North of B9077, Kirkton of Durris 12 homes	0	--/?	0	0	+/?	-	--	+/?	0	0	Site has an overall negative impact due to impact on landscape (overdevelopment), infrastructure required, impact on water quality as private WWTW could impact on River Dee SAC. House types need to be

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											improved, but proposal provides biodiversity enhancement opportunities.
KN137 Land East of Kirkton House, South East of Kirkton of Durris 20 homes	0	--/?	0	0	-	-	-/+	+/0	-	-/0	Site has an overall mixed impact due to proximity from settlement and a pipeline; impact on River Dee Special Area of Conservation (water quality), landscape, setting of scheduled cairnfield, infrastructure requirements (road widening) and possibly education capacity (cumulative issues); and loss of neutral grassland and trees that may have biodiversity value.
KIRKTON OF MARYCULTER											
Preferred Sites											
OP1 6 homes	0	0	0	0	0	0	0	+/0	0	0	Site OP1 could reduce air quality in Aberdeen as it is near the AWPR and improve pedestrian access along the minor road. Planning permission has been granted on this site.
P1 To conserve the cemetery and setting of the church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Aberdeen City greenbelt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN040 Land at Polston Road, Maryculter 5 homes (increased from 2-4 homes)	0	0	0	0	0	0	0	+/0	0	0	Site has an overall minor positive impact due to its scale and location with mitigation measures required on infrastructural requirements (education and Waste Water Treatment capacity). Loss of green belt is acceptable as the site is small and contained on three sides by development. The density of the site could be

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											increased to allow for local low-cost homes, providing a positive impact on the population.
Alternative Sites											
KN005 Site 1, Field 18, Maryculter 36 homes	0	0	0	0	0	-	-/?	+/0	0	--	Site has an overall minor positive impact due to infrastructure required and the potential to negatively impact on the Aberdeen Green Belt and existing built and natural environment. While impacts on the environment can be mitigated, the setting on the listed kirk buildings are unlikely due to the scale of the development.
KN006 Site 2, Field 18, Maryculter 36 homes	0	0	0	0	0	-	-/?	+/0	0	--	Site has an overall negative impact due to infrastructure required and the potential to negatively impact on the Aberdeen Green Belt and existing built and natural environment. While impacts on the environment can be mitigated, the setting on the listed kirk buildings are unlikely due to the scale of the development.
KN007 Site 3, Field 3, Maryculter 6 homes	0	0/-	0	0	0	-	-/0	+/0	0	0	Site has an overall negative impact due to infrastructure required and the potential to negatively impact on the Aberdeen Green Belt and natural environment. Impacts on water quality (i.e. River Dee SAC) depends if private sewage treatment is use.
KN008 Site 4, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	Site has an overall negative impact due to erosion of the Aberdeen Green Belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN009 Site 5, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN010 Site 6, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	Site has an overall negative impact erosion of the Aberdeen Green Belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
KN011 Site 7, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	Site has an overall negative impact erosion of the Aberdeen Green Belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
KN012 Site 8, Field 11, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	Site has an overall negative impact erosion of the Aberdeen Green Belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
KN013 Site 9, Field 11, Maryculter	0	0/-	0	0	0	-	0/?	-	0	0	Site has an overall negative impact erosion of the Aberdeen Green Belt and cumulative negative

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
1 house											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
LAURENCEKIRK											
Preferred Sites											
OP1 885 homes and employment, (11Ha) and Strategic Reserve land (16Ha)	0	0/-	0/-	-	+/-	0	+	+	+	0	Has a mixed impact with positives on fixed assets, housing supply, active travel and negatives of soil (prime agricultural land and some is contaminated), water and landscape. Minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. New primary school will be required.
OP2 210 homes	0	0	0	-	+	0	0	+	0/+	0	Under construction. Has a mixed effects with positives of fixed assets, housing supply and negatives of soil (prime agricultural land and some is contaminated). Adjacent to Gaugers Burn, and effects could be mitigated through a buffer strip.
P1 To provide a landscape buffer as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields as an amenity for the village and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P3 To conserve the playground and recreation ground as an amenity for the village	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This use is not considered to have any significant environment effects on the receptors.
P4 To conserve Denlethen Woods as an amenity for the village and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To preserve the area around Gaugers Burn as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 (formerly unallocated) To provide strategic landscaping for site OP6	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 (formerly unallocated) To provide woodland amenity space for FOP1 [OP1]	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R1 Reserved for cemetery expansion and to protect the existing cemetery	0	0	0	-	0	0/-	+	+	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Effects on water quality and landscape can be mitigated.
R2 (formerly unallocated) Reserved for community facilities on the former academy site	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R3 (formerly unallocated) Reserved for primary school education and as a neighbourhood centre	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN022 Land at the South End of High Street, Laurencekirk 11 homes	0	0	0	-	+	0	0	+ / 0	0	0	Site has an overall mixed impact, as while it will potentially enhance Gaugers Burn and it is close to services, it would result in the loss of prime agricultural land. Mitigation measures are required (education capacity, buffer strip and to improve housing mix).
KN024 Land Adjacent to Sub Station, Gardenston Street, Laurencekirk Increased from 10 to 20 homes	0	0	0	-	0	0	0	+ / 0	0	0	Site has an overall mixed impact, as it will result in the loss of prime agricultural land, additional infrastructure is required to support the development and only detached homes are proposed. However, the latter issues can be mitigated through ALDP policy.
KN073 Site West of Gaugers Burn, South of High Street, Laurencekirk 77 homes (increased to 100 homes), 2370m ² Commercial/Office and 5375m ² Industrial/Warehousing	0	0	0	--	+	- / 0	+	+	0	0	Site has an overall mixed impact, as this mixed-use development will have positive impacts on material assets, biodiversity and the population, but it will result on the loss of prime agricultural land, and material assets as new infrastructure is required to support the development. Buffer strip along Gaugers Burn will lessen the impact on water and improve the habitat. Landscape impacts are likely to be medium term.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Alternative Sites											
OP3 10 homes											Site to be removed from the ALDP due to access issues. See bid KN020 below.
KN017 Land at Westlodge, Laurencekirk 12 homes	0	0	0	0	0	0	0	+/0	0/+	0	Site has an overall neutral impact. Mitigation is required for material assets (education capacity) to support the development. Off-site open space contributions (e.g. existing park or improve access to core paths at Denlethen Woods) could improve human health help either.
KN018 Site OP3, Land at Beattie Lodge, Laurencekirk 20 homes	0	0	0	0/-	0/?	0	0	+/0	0	0	Site has an overall mixed impact, as it could result in the minor loss of some prime agricultural land and loss of trees unless replaced. However, it is very close to existing services and facilities and some infrastructure is required to support the development, but this can be mitigated.
KN019 Land at Beattie Lodge, Laurencekirk 150 homes	0/-	0	0	-	0	0	++	+	-/+	0/-	Site has an overall mixed impact, as it could affect air quality due to its scale, impact on water quality, human health, the B listed Johnston Lodge and material assets as new infrastructure is required to support the development. However, mitigation measures can reduce these impacts. There will be a significant loss of prime agricultural land. Nonetheless, the site is very close to existing services and facilities and proposes a mix of house types and open space opportunities.
KN020 Land South-West of Cemetery at Beattie Lodge, Laurencekirk 20 homes	0	0	0	-	?	-/0	-	+/0	-/?	0/-	Site has an overall negative impact as it would result in the loss of prime agricultural land, land reserved for the cemetery expansion and Cairn Wood, although compensatory planting (A90 buffer). Mitigation

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											measures would reduce impacts on material assets (as new infrastructure is required to support the development), landscape (setting of the town), the B listed Johnston Lodge and population (mix of house types). Red squirrels could be affected by loss of trees.
KN021 Land North-East of Cemetery at Beattie Lodge, Laurencekirk 600m2 employment land (e.g. drive through restaurant or petrol station)	0	0	0	-	0	0/-	0	0	-/0	0	Site has an overall negative impact. While it will provide employment opportunities in the town, it will impact negatively on soil quality (loss of prime agricultural land), landscape (impact on setting and sense of place), although this can be mitigated, and potential impact on human health due to loss of green network.
KN023 Land Adjacent to Railway Line, Gardenston Street, Laurencekirk 5 homes	0	0	0	0	0/+	0	0	+/0	0	0	Site has an overall slightly positive impact. Although flooding affects a small part of the site, some infrastructure is required to support the development and only detached homes are proposed, these issues can be mitigated, and a buffer strip would enhance Gaugers Burn.
KN025 Land Adjacent to Pedestrian Track, Gardenston Street, Laurencekirk 4 homes	0	0	0	-	+	-	0	+/0	0	0	Site has an overall mixed impact, as it will have a negative landscape impact and result in the loss of prime agricultural land. Other effects, such as that on Gaugers Burn, infrastructure requirements and only proposing detached homes can be mitigated to have neutral or positive effects.
KN026 Land West of A90 Laurencekirk 250 homes and 10,000m2 employment land	0	0	0/-	--	0/-	-	+	+	+	?/-	Site has an overall slight negative impact as it would result in the loss of prime agricultural land and have a negative impact on the landscape and townscape setting of Laurencekirk. Effects on water quality, flood risk, the need for new infrastructure and the loss of trees can be mitigated. It is unclear what will happen

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											to the C listed Johnston Lodge's West Lodge Gates for form the main access into the site.
KN083 Land East of Denlethen Wood, Laurencekirk 400 homes	0	0	-/0	--	0	-	0/?	+	0	0	Site has an overall negative impact due to loss of prime agricultural land, climatic factors (air quality), landscape and material assets as new infrastructure is required to support the development. Uncertain if it will provide the southern leg of the distributor road.
KN114 Land West of Fordoun Road, North of Finella View, Laurencekirk 42 homes (self-build)	0/?	0	0/?	--/-	0/+	0	0	+/-	?/-	0/-	Site has an overall mixed impact, as it could affect air quality due to its scale (site can accommodate more), result in the loss of prime agricultural land, limited house types (can be mitigated), and is near a pipeline. An archaeological assessment, new infrastructure and buffer strips will be required to mitigate effects.
LUTHERMUIR											
Preferred Sites											
OP1 25 homes and some small-scale retail and employment.											See bid KN098 below.
P1 To conserve the area of open space to provide a focal point for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P3 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN098 Site OP1 Land at Arberluthnot Parish Church, The Glebe, Luthermuir 31 homes	0	0	0/-	-	+	0	0	+/0	0	0	Site has an overall mixed impact due to its fit with existing settlement and no adverse landscape impact. The negative aspect of water treatment constraints and car dependency for reaching main services offset by positive benefits of biodiversity and mix of housing types.
Planning application 25 homes	0	0	0/-	-	+	0	0	+/0	0	0	Site received planning permission in 2017. It has an overall mixed impact due to its fit with existing settlement and no adverse landscape impact. The negative aspect of water treatment constraints and car dependency for reaching main services offset by positive benefits of biodiversity and mix of housing types.
Alternative Sites											
OP2 25 homes and some small-scale retail and employment											Site to be removed from the ALDP due to landscape and townscape impact. See bid KN099 below.
KN063 Land at Mains of Luther Farm, Luthermuir Roadside Services	-	0/?	-	-	0/+	0	+	0	0	0	Site has an overall mixed impact, as it would have a negative effect on air, water and soil quality, and climatic factors, mainly due to its distance from settlements, and possible infrastructure constraints

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											(water and waste). However, it will provide biodiversity enhancements and the provision of retail and small business opportunities would help sustain the local community.
KN099 Site OP2 The Chapel, North of School Road, Luthermuir 51 homes/Village Shop and Commercial Unit	0	0	0/-	-	+	0	0/?	+	0	0	Site has an overall mixed impact with the negative effects of loss of prime agricultural land and infrastructural constraints offset by proximity to communal facilities, biodiversity enhancements and the provision of a retail and small business opportunity that would help sustain the local community. However, it would elongate the settlement and more appropriate sites are available.
KN107 Land at Caldhome Plantation, West of School Road, Luthermuir 56 homes and a shop	0	0/?	--	--	--	-	-	+	+	0	Site has an overall significant negative impact due to infrastructure required, loss of a natural asset and landscape resource (ancient woodland), loss of prime agricultural land, and landscape impact. The improved core path network a mix of homes do not override the negative impacts.
KN125 Land West of Muirfoot, Luthermuir 13 homes	0	0/?	+/?	-	0/+	0	+/?	+/0	0	0	Site has an overall mixed impact due to impact of infrastructural limitations and loss of prime agricultural land offset by biodiversity enhancement, housing mix, improved surface water drainage and potential new safe school route.
KN126 Land East of Muirfoot, Luthermuir 12 homes	0	0/?	+/?	-	0/+	0	+/?	+/0	0	0	Site has an overall mixed impact due to impact of infrastructural limitations and loss of prime agricultural land offset by biodiversity enhancement, housing mix, improved surface water drainage and potential new safe school route. The Council's Flood Prevention Unit have concerns with the site and a Flood Risk Assessment would be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MARYKIRK											
Preferred Sites											
OP1 (M1) 30 homes , employment and local retail uses	0	0	0	-	0	0/+	+	+/0	+	?	Overall a positive impact as is next to village, on open space and townscape and provide employment opportunities. Negatives of soil quality, and possibly on cultural heritage, but an archaeology survey would record details of any findings (e.g. ring ditches).
P1 For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the setting of the parish church, graveyard and woodland buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the riverside habitat and conserve the setting of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 (formerly unallocated) To conserve an area of land as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN088 Land West of Napier Place, North of	0	0	0	-	0	0/?	-/+	+/0	0	-/?	Site has an overall mixed impact due to loss of prime agricultural land, school capacity (can be mitigated long term), and possible negative effect on cultural

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Site OP1, Marykirk, Laurencekirk 30 homes Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. heritage (ring ditches). Reserving this site would sustain the school role in the long term. Settlement boundary treatment required to mitigate effects on townscape.
Alternative Sites											
KN089 Land at Maryhill Farm, South East of Marykirk, Laurencekirk 30-40 homes with scope for mixed use	0	-/?	0/-	-	+/-	-/0	+/-	+/0	0/-	-	Site has an overall mixed impact. It scores negatively due to flood risk, impact on water quality and habitats, loss of prime agricultural land, infrastructure pressure and negative effect on cultural heritage. Location of SuDS is not shown. It would also result in the loss of trees, but create an area of habitat where the land floods.
MARYWELL											
Preferred Sites											
P1 Protected for a landscape buffer to the west of the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for the Aberdeen Western Peripheral Route											Construction complete.
BUS Safeguarded for business uses	0	0	-/0	0	-	-/0	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. Buffer strips and FRA may be required to mitigate effects (habitats).
GB Aberdeen City greenbelt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN029 Checkbar Phase 3 52 homes (reduced from 60 homes)	-/0	0	-/0	0	0/+	0/-	+	+	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN031 Blackhills of Cairnrobin Mineral extraction	0	0	-	0	0	0	0	0	0	0/-	Site has an overall minor negative impact due to its scale, location and development type. Unknown if anything of the archaeological site survives as the small building is not shown on present maps.
KN111 Land at Mains of Cairnrobin, Marywell Employment Land and Leisure, Classes 4, 5, 6 and 11	-/0	0	-/0	0	0	0	0/+	0	0	0	Site has an overall mixed effect due to its scale and location, scoring neutral in most topics. It would enable the delivery of a distributor road on this site and the existing BUS designation. FRA and buffer strips will be required.
Alternative Sites											
KN028 Land East of A90, Phase 2, Checkbar 40 homes	0	0	0	0	0	--	+	+/0	0	0	Site has an overall mixed impact as it would have a significant negative impact on the Aberdeen Green Belt, but the need for new infrastructure can be mitigated and increasing housing near employment land would have a positive impact.
KN030 Site North East of Ardoe House Hotel, Mid Ardoe 1 house	0	0/-	0	0	0	0	0	-	0	0	Site has an overall slightly negative impact. It lies in a relatively sensitive area (Aberdeen Greenbelt), but proposes reuse of an existing building. Cumulative negative impact on population due lack of diversity of house types in the countryside.
KN066 Land at Old Stonehaven Road, Mains of Charleston											This bid has been withdrawn.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Storage and Distribution, 9 Hole Golf Course, Driving Range and Motor Car Race Track											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN079 Land at Oakridge, North and West of Hillcrest, Findon 1 house and a small holding for grazing	0	0/?	0	0	0	-	0	-	0	0	Site has an overall minor negative effect due to impact on landscape (green belt)). Flood risk at the entrance of the site can be mitigated. Impact on water quality is unknown, as connection to public sewer or septic tank is not specified. Impact on boundary stone is neutral if avoided.
MILL OF URAS											
Preferred Sites											
None.											
Alternative Sites											
OP1 5 homes											Site to be removed due to road safety concerns at the A92 junction.
KN131 Site West of The Whinns, Mill of Uras	-/0	0/?	-/0	-	0	-/0	-/0	+	0	0	Site has an overall negative impact due to proximity from settlement, impact on air quality, climatic factors, infrastructure required and loss of prime agricultural land and impact on landscape character. Negative impact on water environment can be mitigated against by buffer strip and Flood Risk Assessment.
MUCHALLS											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve the playing field	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 - P3 To conserve the area of open space	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Muchalls Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites-											
KN059 Land at Dunnyfell Road, Muchalls 50 homes	0	0	-/0	-	0	-	0	+	0	--	Site has an overall negative impact due to impacts on air quality, climatic factors, soil, biodiversity, landscape and cultural heritage (within Muchalls Conservation area), which would not outweigh the positive impact on population (affordable homes).
NEWTONHILL											
Preferred Sites											
OP1 70 homes											Site to be retained. See bid KN100 below.
OP2 12.1ha employment land	0	0/-	0/-	0	0/+	-/0	+	0	+	0	Site has positives in open space, biodiversity, human health (Transport corridor, on site renewable energy) & fixed assets. Some negatives in climate change as it forms part of the Chapelton new settlement and will impact on the landscape. See bid KN056 below.
P1 To conserve the playground and playing fields as amenities for the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
village and forming part of the green network											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the area of open space and allotments as amenities for the village and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the recreation ground for community uses and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 - P5 To provide a landscape buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	0/-	0	0	0/-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.
GB Aberdeen City greenbelt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN056 Site OP2, Land West of the A90, Newtonhill 12.1ha employment land	0	0	-/0	0	0/+	0/-	0	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN100 Site OP1, North of Mains on Monduff, Newtonhill 120 homes	0	0	0	0	0	0	+	+	0	0	Site has an overall positive impact as impacts on school capacity, open space, biodiversity, landscape and climatic factors can be mitigated. Site is next to a settlement, will have pedestrian access and provide a transport corridor. It will result in the loss of scrubland, although it is not protected, but the mix of house types would have a positive impact on population.
Alternative Sites											
KN101 Site Directly South of OP1, North of Mains on Monduff, Newtonhill 120 homes	0	0	0	0	0	--	?	+	0	0	Site has an overall negative impact as it would affect the integrity of the Aberdeen Greenbelt. Impact on education is unknown as pressure on Newtonhill Primary School will only be relieved when a new primary school is built in Chapelton. Impact on open space, biodiversity and climatic factors can be mitigated. The mix of house types will have positive effects on the population.
KN132 Land at Cammachmore, Newtonhill	0	0	0	0/+	0	-	0	+/0	0	0	Site has an overall mixed effect with due to its small scale. Negative impact is primarily on landscape, with potential positive impact on soil, population and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
10 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN133 Land at Michael Tunstall Place & Cairnhill Drive, Newtonhill 150 homes	0	0	0	0	0	--	?	+	0	-	human health. Surface water flood risk would be mitigated against through buffer strip and FRA. Site has an overall negative impact due to education capacity issues, landscape impact due to potential coalescence and impacts on Muchalls, and impacts on the cultural heritage through extending Newtonhill to the edge of the Muchalls Conservation Area.
PARK											
Preferred Sites											
OP1 6 homes	0	-/0	0	0	0	0/-	+	+/0	0/-	0	Overall a mixed effect. Within Dee Valley Special Landscape Area and outer pipeline consultation zone, but it would help sustain local facilities in Park and Drumoak. Sewage discharge is unknown, but could connect to Drumoak WWTW.
Alternative Sites											
KN090 Land at Upper Park, Drumoak 4 homes	0	-/?	0	-	0	-	0	+/0	0	0	Site has an overall negative impact due to impact on soil, landscape and limited house choice. Treatment of waste water is unknown.
KN091 Land West Park, Drumoak 8 homes	0	-/?	0	0	0	-	0	+/0	-/?	0	Site has an overall negative impact due to impact on landscape and human health (overhead pylons crosses the site). The limited house choice can be mitigated through ALDP policy, but the treatment of waste water is unknown.
PORTHLETHEN											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 Employment uses (6.5Ha)	0	0	0	0/-	0/-	0	+	0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 Area of search for waste facilities and associated employment uses (15.5Ha)	0	0	+	0/+	+	0	+	0	0	0	The site has some positives in being within the transport corridor, reducing flood risk (mitigation), improving soil quality, and creating fixed assets. See also bid KN106 below.
P1 To conserve Nicol Park as an amenity for the town	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the area for playing fields, conserve the woodland and protect the setting of the parish church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 For education and community uses associated with the primary school and to conserve recreational open space	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve Portlethen Moss as an amenity for the town and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the golf course as an amenity for the town and forming	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
part of the green network											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 To conserve the setting of the stone circle as an amenity for the town	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 (formerly unallocated) To provide a landscape buffer as an amenity for the settlement	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Safeguarded for the Aberdeen Western Peripheral Route											Construction complete.
R2 Safeguarded for a Park and Ride facility	0	0	0	0	0	0/-	+	0	+	0	May involve land take for future development. Landscape impact will have to be mitigated. See bid KN039 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R3 Reserved for town centre uses and urban enhancement	0	0	0	0	0	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R4 Reserved for a lorry park	0	0	0	0	0	0/-	+	0	+	0	May involve land take for future development. Landscape impact will have to be mitigated.
BUS1 Safeguarded for business uses. There is a core path on the boundary of the site and connections could be made to this	0	0	0	0	0	0	+/-	0	+	0	There is a potential for flooding and impact on water quality. FRA may be required, and buffer strips should be required adjacent to waterbodies. Site is served by a bus route, and improved active travel links to Hillside will make this area more accessible without a car.
BUS2 Safeguarded for business uses	0	0	0/-	0	0/+	0	+/-	0	+/0	0	There is a potential for flooding and impact on water quality. FRA may be required, and buffer strips should be required adjacent to waterbodies. Site is served by a bus route, and improved active travel links to Hillside will make this area more accessible without a car.
TC Portlethen town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
KN027 Land North of Thistle Drive, Hillside, Portlethen 300 homes	0	0	0/-	0	+	0/-	0/-	+	0/+	0	Site has an overall mixed impact. Issues on water quality, flooding, landscape can be mitigated, but there are still potential negative effects due to the scale of the site. However, the site provides positive effects on biodiversity and human health (buffer strips and open space), and on population. It will increase pressure on education and road network.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN041 Land at Former Poultry Sheds, Portlethen 55 homes	0	0	-/0	+	0/+	0	--/?	+	0	0/-	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has planning permission and will have an overall mixed impact due to impact on air quality, material assets as the primary school is over capacity and a solution remains to be agreed, but it will remediate contaminated soil. Surface water flooding can be mitigated.
KN042 Land at Leathan Fields, Portlethen 60 homes (decreased from 176 homes)	-/?	0	-/0	0	0	0	--/?	+	0	0	Site has an overall mixed impact due to impact on air quality and material assets as the primary school and Findon A90 junction have capacity issues. Solutions are to be agreed.
KN092 Land South of Portlethen Club House, Badentoy, Portlethen Health centre	0	0/?	0	0	+/-	0	+	0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, providing a good asset for the community, in the interests of active leisure pursuits. Mitigate tree loss will lessen impacts, and flood risk is minimal, but location of SuDS is to be confirmed.
KN093 Part of P5, Land at Badentoy, Portlethen (Option 1) Food retail (1100m ²) and restaurant (450m ²)	0	0	0	0	+/-	0	+	0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, additional retail on the edge of the town centre. Mitigate tree loss will lessen impacts. New buffers strips will enhance biodiversity.
KN094 Part of P5, Land at Badentoy, Portlethen (Option 2) Garden centre and restaurant (2500m ²)	0	0	0	0	+/-	0	+	0	0	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, additional retail on the edge of the town centre. Mitigate tree loss will lessen impacts. New buffers strips will enhance biodiversity.
KN106 Part of OP2, Fairview, Portlethen	-/0	0	+/-	0	0/+	0	+/-	0	0	0	Site has an overall mixed impact due to proximity from settlement, impact on air quality and loss of land for waste management facilities. The site has some positives in being within the transport corridor,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Storage and distribution (5.2ha, 20,000sq.m floor space)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. reducing flood risk (mitigation), and creating fixed assets.
Alternative Sites											
KN039 Site R2, Land at North West Portlethen Employment Land with scope for mixed uses	0	0/?	-/0	0	0	--	-/?	0	0	0	Site has an overall negative impact due to proximity from settlement, infrastructure required, impact on landscape (with the Aberdeen Greenbelt), and climatic factors. Issues on flooding and CO2 emissions can mitigated. SEA is made very difficult by the lack of specification.
KN057 Land to the West of Cookston Road, Portlethen 400 homes, education, retail and associated infrastructure	0	0	-/?	-/0	+/-	--	-/0	+	0/+	0	Site has an overall mixed impact due to proximity from settlement, infrastructure required, impact on drainage (flood risk), Aberdeen Greenbelt, conservation of CO ₂ (peatland) and habitats. However, it could create green networks and provide material assets.
KN058 Land North of Schoolhill, Portlethen 1550 homes, education, retail and associated infrastructure	-/0	0	-/?	-/?	+/-	--/-	-	+	+	0	Site has an overall mixed impact due to proximity from settlement, infrastructure required, impact on drainage (flood risk), Aberdeen Greenbelt, conservation of CO ₂ (peatland) and habitats. However, it could create green networks and provide material assets, but the Findon junction is at capacity.
KN082 Land South of Bramble Way, Clashfarquhar, Portlethen 160 homes	0	0	-/0	0	-	-	-	+	+/-	0	Site has an overall mixed impact due to impact on air quality, infrastructure required (road access), flood risk and loss of tree belt.
KN109 Land at Causeyport Farm, North of Portlethen	-/0	0	-/0	-/?	+/-	--/-	-	+	+	0	Site has an overall mixed impact due to proximity from settlement, infrastructure required, impact on drainage (flood risk), Aberdeen Greenbelt,

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											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											conservation of CO ₂ (peatland) and habitats. However, it could create green networks and provide material assets, but the Findon junction is at capacity.
ROADSIDE OF KINEFF											
Preferred Sites											
OP1 Mix of uses including 30 homes and small-scale retail use.	0	0/-	0	0	0	0	+/?	+/0	0	0	The site has some positives in air quality, material assets (shop, if viable), population and open space as the site is close to a service centre and will provide open space. However, effects on water quality (lack of sewage capacity) must be resolved.
P2 (formerly unallocated) To provide strategic landscaping as part of site OP1 (Bid KN033).	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To provide strategic landscaping as part of site OP1.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN033 Site M1 OP1, West of A92, Roadside of Kinneff 16 homes and waste water treatment works	0	0	0	0	0/+	0/-	+	+/0	0	0	Site has an overall mixed impact due to its scale and location. While the scheme may provide benefits to biodiversity and have a neutral impact on soil, material assets and population, this would be offset by negative impacts on water, climatic factors and landscape (unless these are mitigated), and air. WWTW is not available for this area, but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the settlement statement.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
None											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
ST CYRUS											
Preferred Sites											
OP1 125 homes along with retail and employment uses (2Ha)	+	0	-	0	0	0	+	+	0	0	Site has positives in air quality and open space but negative impact on soil (prime agricultural land).
OP2 15 homes											The site has been built out and will be removed from the ALDP.
P1 To conserve the woodland corridor and amenity area for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the village hall and bowling green as amenities for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the area for a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 (formerly unallocated) For education and community uses associated with the primary school and to	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
conserve recreational open space.											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN003 Site Adjacent to Lochside Road, St Cyrus (Option 2) 30 homes Reserved	0	+	0	-	0	0/-	0	+/0	0	0	Site has an overall mixed impact due to water infrastructure required, and impact on soil (prime agricultural land) and landscape, but effects on water quality can be mitigated and strategic landscaping could create a gateway feature and traffic calming.
Alternative Sites											
KN002 Site North of Invergarry Park, St Cyrus 19 homes	0	+	0	-	0	0	0/-	+/0	0	0	Site has a mixed impact due to proximity from services, water infrastructure required, loss of prime agricultural land, and limited mix of house types. Mitigation measures reduces potential impacts on water, biodiversity and landscape. Strategic landscaping would reduce any visual implications when approaching the settlement along the A92 and a buffer strip along the Woodston Burn and FRA may be required.
KN004 Site Adjacent to St Cyrus Park (Option 1) 49 homes	0	+	0	-	0/+	-/0	-/0	+/0	+	-	Site has an overall mixed impact due to water infrastructure required, loss of prime agricultural land and impact on local road network, listed buildings (church) and landscape, but there are opportunities for biodiversity enhancement and open space. Mitigation measures would safeguard water quality and reduce surface water flood risk.
KN014 Land at Burnhead, St Cyrus 30-50 homes	0	+	0	-	+	0	+/-	+	+	0	Site has an overall mixed impact. It scores negatively due to impact on soil and biodiversity (red squirrels), infrastructure required, and school capacity, but scores positively as it will create a new area of public open space.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN043 Land South of Burnhead Croft, Lochside, St Cyrus 9 homes	0	0	0	-	0	-/0	0/-	+/0	0	0	Site has an overall negative impact due to impact on soil and landscape, and limited housing choice, although ALDP policy requires a mix of house types.
KN065 Land North of Beach Road, St Cyrus 60 homes	0	0	0	-	0	0	+/-	+	0	0	Site has a mixed impact due to impact on school capacity, water infrastructure required, and loss of prime agricultural land, but it will provide housing choice. Impact on air quality is neutral as St Cyrus is on a main bus route.
KN134 Land at Highfield, Adjacent to Ecclesgreig Road, St Cyrus 24 homes	0	0	0	-	0	-/0	0/-	+/0	0	0	Site has an overall negative impact due to impact on soil, landscape and infrastructure requirements (school capacity and road network).
STONEHAVEN											
Preferred Sites											
OP1 110 homes											Construction has begun. See bid KN080 below.
OP2 205 homes											Construction has begun.
OP3 25 homes											One house has been built. See bid KN087 below.
OP4 50 homes											Construction has begun on this site.
OP5 Employment land (7Ha)											This site is to be removed from the ALDP due to water connection issue.
P1 To conserve the playing fields as amenities for the town	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 To conserve the area for amenity uses for the town	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve Dunnottar Woodland as an amenity for the town and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the area for amenity uses for the town	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 For education and community uses associated with the secondary school and to conserve recreational open space, including Mineralwell Park and Baird Park as amenities for the town and forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P7 To conserve the setting of St Ciaran's Church	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P8 To conserve Farrochie Park as an amenity for the town	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To conserve the area for the replacement of Dunnottar Primary School											To be removed from the plan.
P9 and P10 (formerly unallocated) To provide the strategic landscaping for sites OP5 and OP6 (Bids KN103 and KN104)	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 (formerly unallocated) For education and community uses associated with the primary school and to conserve recreational open space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Safeguard for the Aberdeen Western Peripheral Route 'Fastlink'											Construction complete.
R2 Reserved for an extension to Fetteresso Cemetery	0	-/0	0	-	0	-/0	+	0	+	0	Mixed impact. May involve land take for future development on prime agricultural land. Impacts on water and landscape can be mitigated. This use is not

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											considered to have any significant environment effects on the receptors.
R3 Reserved for community facilities	0	0/?	-	0	?	0	+	0	+	0	Mixed impact. May involve land take for future development. Potential impact on water quality and biodiversity unless development is outwith any buffers. This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses	0	0	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS2 Safeguarded for business uses. There is a core path on the boundary of the site and connections could be made to this											This site is to be removed from the ALDP due to water connection issue.
BUS3 Safeguarded for business uses	0	-	0	0/-	0/-	0/-	+	0	-/0	0	Mixed impact. Site is within a pipeline consultation zone, at surface water flood risk and could affect marsh species. However, given the use proposed, this use is not considered to have any significant environment effects on the receptors.
TC Stonehaven town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Stonehaven Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Kirktown of Fetteresso conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN080 Site OP1, Carron Den Road, Stonehaven Increase allocation OP1 from 110 to 155 homes	0/-	0	0/-	0	0	0	+	+	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall mixed impact. It scores positively due to its close proximity to existing services, opportunity to link with Dunnottar Woods and improve links to the green network. It will lessen air quality and is partially at risk from flooding, but these can be mitigated. It is likely to have minimal impact on the landscape and historic environment.
KN087 Site OP3, Blue Lodge, Ury Estate, Stonehaven 99 homes (enabling development)	-	0	-/0	-/0	--/?	0/-	+	+	-	0/-	Site has an overall negative impact due to impact on air quality, riparian habitats, some loss of prime agricultural land and ancient woodland, and it is within a pipeline corridor. However, it proposes a better mix of house types than what is currently approved, effects on habitats, landscape and Ury House can be mitigated, and it contributes to redeveloping the B listed Ury House.
KN102 Land at East Lodge (Bid 1), Ury Estate, Stonehaven 212 homes (enabling development as part of OP2)	-/?	0	-/?	--	0	0	+	+	+/-	+/-	Site has an overall mixed impact with negative impacts due to proximity from settlement and services, soil and possibly on air. However, the impact on population, material assets, water, setting of Ury House and landscape can be mitigated, and it aids the restoration and reuse of Ury House.
KN103 Land at East Lodge (Bid 2), Ury Estate, Stonehaven 60 homes	-/?	0	-/?	-	0	0	0	+	+/?	+/-	Site has an overall mixed impact with negative impacts due to proximity from settlement and services, soil and possibly on air and pipeline zone. However, the impact on population, material assets, water, setting of Ury House and landscape can be mitigated.
KN104 Land at Mackie Village (Bid 5), Ury Estate, Stonehaven	-/0	0	0	0/?	0	0	+	+	-/?	+/-	Site has an overall mixed impact with negative impacts due to proximity from settlement and services, and possibly on air and development within a pipeline zone. The proposed link road that this site will be

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
84 homes (reduced from 130 affordable homes) (enabling development as part of OP2)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
adjacent to will improve connections to services in Stonehaven. The impact on material assets, water, setting of Ury House and landscape can be mitigated, and it aids the restoration and reuse of Ury House.											
Alternative Sites											
KN016 Land Adjacent to Baille Na Choile Coach House, Stonehaven 5 homes	0	0/-	0/-	0	0	0/-	0	+/0	--	-	Site has an overall negative impact due to proximity from settlement and services, impact on setting of listed buildings, including Ury House and landscape, and human health, as it is in the inner pipeline consultation zone. Surface water flooding can be mitigated.
KN032 Land at Braehead, Stonehaven 400 homes	-	0	?	--	+/-	--	+	+	+	--	Site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality, landscape and cultural heritage, and possible disturbance to seabirds. Infrastructure requirements (e.g. new primary school) can be mitigated.
KN050 Land at Mains of Cowie (Mixed Use), Stonehaven 250 homes, 4000m2 food retail and primary school	-	0	0/-	--	+	-/0	+/-	+	+	-/0	Site has an overall mixed impact due to impact on air and soil quality (prime agricultural land), and primary school capacity, but would enhance biodiversity and open space provision for the wider community, and proposes new facilities. Impact on the landscape and cultural heritage can be mitigated and depends on the design of the development.
KN051 Land at Mains of Cowie (Residential), Stonehaven 350 homes and primary school	-	0	0/-	--	+	-/0	+/-	+	+	-/0	Site has an overall mixed impact due to impact on air and soil quality (prime agricultural land), and primary school capacity, but would enhance biodiversity and open space provision for the wider community, and proposes new facilities. Impact on the landscape and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											cultural heritage can be mitigated and depends on the design of the development.
KN068 Land at Beattie's Hill, Stonehaven 20-25 homes	0	0	0	0/-	0	-	0/-	+/0	-	-/?	Site has an overall mixed impact. While the site is adjacent to Stonehaven it would have an adverse impact on the landscape, possible impact on the historic environment, and have a potential risk to human health as it is in the middle consultation zone for a pipeline.
KN076 Land at East Newtonleys, East of A957, Stonehaven 100 homes	0/-	0	-/0	--	+	--	-/?	+	+/-	0	Site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land), landscape and material assets. It is uncertain when water will be provided onsite as it has not been provided to date for ALDP 2017 employment sites OP5 and BUS2.
KN077 Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven 400 homes, primary school and retail (200sqm)	-/0	0/?	-/0	--	+/?	--	0/?	+	+/-	0	Site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land) and landscape. Infrastructure requirements (e.g. new primary school and water) can be mitigated. The scale of development may provide the critical mass to upgrade the water infrastructure.
KN078 South of Braehead, East of A957, Stonehaven 100 homes	0/-	0/?	-/0	--	+	--	-/?	+	+/-	0	Site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land), landscape and material assets. It is uncertain when water will be provided onsite as it has not been provided to date for ALDP 2017 employment sites OP5 and BUS2.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN081 Land South of Braehead, Adjacent to A975, Stonehaven 50 homes	0/-	0	0/-	0	0	-/0	0	+	0	-/0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN086 Site at North Lodge, Ury Estate, Stonehaven 150 homes	-/0	0	-/0	0	+	-	-/?	+	+/-	+/-	Site has an overall negative impact due to proximity from settlement and services, impact on air quality, Ury House and landscape, possible limited housing choice and primary school capacity. However, it proposes a large area of open space, which could enhance local biodiversity and the former designed landscape of Ury House, which is recorded on the Sites and Monuments Record. School provision and housing choice can be mitigated. Need for a new school is uncertain.
KN108 Land East and West of Mains of Dunnottar, Stonehaven Visitor centre (approx. 140m2 retail, 50m2 reception, 25m2 exhibition space and 300m2 café), car park and 10 homes (enabling development)	0	0	0	--	0	-	+	+/0	+/?	--/?	Site has a mixed impact with negative impacts due to the proposed houses being built on prime agricultural land and adversely affecting the landscape. However, the impact on population (limited house types), flood risk and setting of Dunnottar Castle can be mitigated. The impact of the visitor centre on the setting of Dunnottar Castle requires a landscape and visual impact assessment.
KN112 Site North of The Views, Gallaton, Stonehaven 2 homes	0	0	0	-	0	--	0	-	0	0	Site has a negative impact due to the loss of prime agricultural land, impact on landscape and population (limited house types). However, the flood risk can be mitigated,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN113 Site South of The Views, Gallaton, Stonehaven 1 home	0	0	0	-	0	-	0	-	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a negative impact due to the impact on landscape, soil and population (house types). However, the flood risk can be mitigated.
KN115 Land at New Mains of Ury (Retail), Stonehaven Class 1 Retail – 2,787m ² (30,000FT ²)	0	0	-	-	0	0	+	0	0	0	Site has an overall mixed impact with negative impacts due to proximity from settlement and prime agricultural land, but it would provide employment. The impact on air and cultural heritage can be mitigated.
KN116 Land at New Mains of Ury (Residential), Stonehaven 32 homes	0	0	-	-	0	0	0	+/0	0	0	Site has an overall mixed impact with negative impacts due to proximity from settlement and prime agricultural land, but it would provide housing choice. The impact on air and cultural heritage can be mitigated.
KN117 Land at New Mains of Ury (Retail), Stonehaven Employment land (Class 4 business and office: 325m ² , Class 5 general industrial: 743m ² and Class 6 storage and distribution: 2,601m ²)	0	0	-	-	0	0	+	0	0	0	Site has an overall mixed impact with negative impacts due to proximity from settlement and prime agricultural land, but it would provide employment. The impact on air and cultural heritage can be mitigated.
KN118 Land East of East Lodge, New Mains of Ury, Stonehaven Hotel and restaurant	0	0	0	-	0	0/-	+/?	0	0	0	Site has an overall mixed impact due to impact on soil quality, but it would provide additional assets to the town and jobs. However, the proposal could prevent improving the junction on the corner of the B979, which currently provides access to site OP2.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN119 Land East of Megray Burn, New Mains of Ury, Stonehaven Roadside Services comprising Petrol Filling Station and ancillary class 1 (retail) and class 3 (food and drink) uses	0	0	0/?	-	0	0/-	+	0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has an overall mixed impact due to impact on soil quality, but it would provide additional assets to the town and jobs. Impact of and air quality flood risk could be mitigated.
KN120 Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven 250 homes and local retail/commercial/service facilities	-	0	-/?	0	--	-/0	0/?	+	0	0	Site has an overall negative impact, due to its effects on biodiversity (loss of trees in an ancient woodland and habitats) and air quality. Impact on flood risk, landscape, material assets, population and cultural heritage can be mitigated.
KN121 Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven 750 homes and local retail/commercial/service facilities	0/-	0	0/-	--	-/--	-	-/++	+	0	0	Site has an overall negative impact, due to its impact on prime agricultural land, biodiversity, education capacity and landscape. Impact on air, flood risk, landscape and cultural heritage can be mitigated. Provides significant benefits in terms of material assets (affordable homes), and additional tree planting is proposed in the site, which could lessen its effects on biodiversity.
KN122 Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven 1500 homes, primary school and local retail/commercial/service facilities	-	0	-/0	--	-	-	-/++	+	+	0	Site has an overall negative impact, due to its impact on air, proximity to settlement, prime agricultural land, biodiversity, material assets and landscape. Impact on flood risk and cultural heritage can be mitigated. Provides significant benefits in terms of material assets (affordable homes), and additional tree planting is proposed in the site, which could lessen its effects on biodiversity.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
WEST CAIRNBEG											
Preferred Sites											
None											
Alternative Sites											
KN052 Land at West Cairnbeg, Laurencekirk 12 homes	0	?	-	-	+	-/0	-/0	+/0	+	-	Site has an overall mixed impact due to proximity from settlement, infrastructure (waste water and education), surface water flooding, loss of prime agricultural land, impact on landscape and cultural heritage. It would enhance biodiversity and provide public open space.
KN097 Land North of West Cairnbeg Cottages, West Cairnbeg, Laurencekirk 30 Homes and Community use (100sq. metres)	0	-/?	0/-	-	0	-	-/0	+/0	+	0	Site has an overall mixed impact, scoring negatively due to proximity from settlement, infrastructure (water, waste water and education), loss of prime agricultural land, and impact on landscape (within the Braes of the Mearns Special Landscape Area). Some positives as it could provide for a small community building.
WOODLANDS OF DURRIS											
Preferred Sites											
OP1 30 homes											Construction has begun on this site.
P1 For education and community uses associated with the primary school and to	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
conserve recreational open space											
KN074 Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris 20 homes (increasing site OP1 to 50 homes)	0	0	-/0	0	0/+	0/?	0	+/0	0	0	Site has an overall mixed impact. The upgrade of the sewage treatment works will avoid adverse impacts on water quality, but the cumulative increase in housing will had a negative impact on climate factors (car emissions). Impacts on landscape and population are uncertain as the indicative design shows limited house types and active frontages on the edge of settlements are preferred. Proposals must accord with the design policies in the ALDP.
Alternative Sites											
KN136 Land at Upper Balfour, North of Woodlands of Durris 15-20 homes	0	0	0	0	0/+	-	-/+	+/0	-	0	Site has an overall mixed impact due to proximity from a pipeline, and impact on landscape, road network and possibly education capacity (cumulative issues).
KN138 Land North West of Woodlands of Durris 30 homes	0	0	0	0	0/+	-	-/+	+/0	0	-/0	Site has an overall mixed impact due to impact on landscape, setting of scheduled cairnfield, road network and possibly education capacity (cumulative issues). At 7hectares, the proposal would result in underdevelopment, and reducing the size of the site would lessen its effect on some SEA topics.
LANDWARD SITES – ARDOE											
Preferred Sites											
None											
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KN030 Site North East of Ardoe House Hotel, Mid Ardoe 1 house	0	0/-	0	0	0	0	0	-	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN124 Land North of Thurcroft House, Ardoe 1 house	0	0/-	0	0	--	-	0	-	0	--	Site has an overall negative impact. It lies in area of ancient woodland, the Aberdeen Greenbelt and the former Ardoe Designed Landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside.
LANDWARD SITES – BANCHORY-DEVENICK											
Preferred Sites											
None											
Alternative Sites											
KN069 Land at Tollohill Wood, Banchory Devenick (Phase 1) 289 homes, Commercial, Employment Land	-/0	--/?	-/0	0	-	--	-	+	0/-	-/?	Site has an overall significant negative impact due infrastructure required, impact on landscape (green belt), water quality and habitats. Impact on cultural heritage will need to be assessed. Treatment of surface water runoff is not disclosed, which could affect the River Dee.
KN070 Land at Tollohill Wood, Banchory Devenick (Phase 1-2) 466 homes, Commercial, Employment Land, School	-	--/?	-/0	0	-	--	-/+	+	+/-	-/?	Site has an overall mixed impact due infrastructure required (road access new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN071 Land at Tollohill Wood, Banchory Devenick (Phase 1-3) 804 homes, Commercial, Employment Land, School	--/-	--/?	-	0	-	--	-/++	+	+	-/?	Site has an overall mixed impact due infrastructure required (A90 road access and a new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Provides significant benefits in terms of material assets (affordable homes) and creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee.
KN072 Land at Tollohill Wood, Banchory Devenick (Phase 1-4) 1310 homes, Commercial, Employment Land, School	-	--/?	-/0	0	-	--	-/++	+	+	-/?	Site has an overall mixed impact due infrastructure required (A90 road access, river crossing and a new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Provides significant benefits in terms of material assets (affordable homes) and creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee. Improved road access and public transport could reduce impact on air quality.
LANDWARD SITES - BLAIRS											
Preferred Sites											
KN110 Blairs College, Whole Site, Blairs 325 homes (enabling development), golf course, equestrian centre, hotel and holiday accommodation	0/-	0	-/0	0	0/+	0/-	-/+	+	0/+	+	Site has an overall mixed impact, but it is already approved as part of the development plan and has planning permission. Identifying the bid site as a settlement is not supported as it would allow for infill development that could affect its historic setting. Only the approved housing sites will be allocated. Furthermore, there are not enough houses built to justify identify Blairs as a settlement.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
None											
LANDWARD SITES – DURRIS FOREST											
Preferred Sites											
KN129 Land at Durris Forest, East of Darnford, Durris Sports/Adventure Centre	0	0/?	0	0	0	0	++	0	+	0	Site has an overall positive impact due to its potential to provide significant formalised recreational opportunities for the North East and improved access to open space. However, there is likely to be some effects on biodiversity and given its location is likely to lead to increased use of the private car for travel. Mitigations identified include habitat survey, buffer strips against existing water courses and areas of native woodland. Water and waste water infrastructure are to be determined.
LANDWARD SITES – MARYCULTER											
Preferred Sites											
None											
Alternative Sites											
KN044 Land South of Stranog, Maryculter 8 homes	0	?	0/-	0	-	-/0	-	+/0	0	0	Site has an overall negative impact due to proximity from settlements, and impact on landscape and habitats (tree loss). Cumulative negative impact on population due lack of diversity of house types in the countryside, although ALDP policies can help to increase house types. Uncertain how proposal would mitigate education capacity issues. Impact on water

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											quality unknown as private sewage treatment is proposed.
KN045 Land to South of Invercrynoch House, Maryculter 5 homes	0	?	0/-	0	0	0/-	-/?	+/0	0	0	Site has an overall negative impact due to proximity from settlements and impact on landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside, although ALDP policies can help to increase house types. Uncertain how proposal would mitigate education capacity issues. Impact on water quality unknown as private sewage treatment is proposed.
KN046 Land to West of Mill of Crynoch House, Maryculter 2 homes	0	?	0	0	-	-/0	0/-	-	0	0	Site has an overall negative impact due to proximity from settlements and impact on landscape and habitats (tree loss). Cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues in the short term. Impact on water quality unknown as private sewage treatment is proposed.
KN053 Site East of Westside Cottage, Maryculter (Site 1) 15 homes	0	?	0/-	0	-/?	-/0	-/0	+/0	-/?	0	Site has an overall negative impact due to distance from settlements, infrastructure required in the short term, impact habitats, landscape (medium term), and people (limited houses types, although ALDP policies can help to increase house types and pipelines). Sewage treatment is unknown.
KN054 Site East of Westside Cottage, Maryculter (Site 2) 72 homes	0	?/0	-	0	-/?	-/0	-/0	+	-/?	0	Site has an overall mixed impact due to distance from settlements, infrastructure required in the medium term, impact habitats, landscape (medium term), and people (pipelines). Private sewage treatment is proposed, but part of the site is at risk from flooding, which could affect water quality.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KN123 Land East of Altries Wood, Maryculter 10 homes and employment land	0	-/?	0	0	-	-	0/-	+/0	0	0	Site has an overall negative impact due to its landscape impact, infrastructural constraints (waste water treatment works and educational capacity) and loss of semi-natural habitat. Treatment of waste water is not clarified. A flood risk assessment may also be required.
KN127 Land South of North Burnside, Maryculter 12 homes	0	-/?	0	0	+	0	-/?	+/0	0	0	Site has an overall mixed impact. Mature trees screen the site mitigating its impact, which are proposed to be enhanced. However, it is not clear how sewage will be treated and there are education capacity issues. Limited mix of house types is mitigated by the ALDP's design policy.
LANDWARD SITES – NETHERLY											
Preferred Sites											
None											
Alternative Sites											
KN015 Land at Netherly House, Netherly 4 homes	0	-	--	0	-	-	0	+/0	0	-	Site has an overall negative impact due to flood risk, infrastructure required (e.g. private drainage), and possible impact on historic environment (Netherley House and remains of designed landscape), water quality and habitats (loss of trees).
KN047 Land at Whiteside, Netherley, Stonehaven 8 homes	0	?	0/-	0	-	-	?	+/0	0	0	Site has an overall negative impact due to proximity from settlements, and impact on habitats and landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside, although ALDP policies can help to increase house types. Uncertain how proposal would

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											mitigate education capacity issues. Impact on water quality unknown as private sewage treatment is proposed.
KN049 Land North of Lairhillock School, Netherley, Stonehaven 70 homes	0	?/0	-	0	0/+	-/0	-/?	+	+	0	Site has an overall mixed impact due to proximity from settlements (services), infrastructure requirements (school and A90 road access), but it provides biodiversity enhancement, mixed homes and uses. Treatment of waste water is however uncertain.
KN060 Land at Cairnieburn Wood, Nether Craigwell, Netherley 4 homes	0	0	0	0	-	0/-	0	+/0	-	0	Site has an overall mixed impact due to its benefits from renewable energy being neutralised by the remote location, loss of ancient woodland and being within a pipeline consultation zone.
KN062 Land at Rothnick Croft, Netherly 3 homes for nursery workers	0	?	0	0	0/?	0/-	0	-/?	0	0	Site has an overall negative impact due to proximity from settlement, lack of house types and infrastructure required. LDP policy cannot control the occupancy of a house. Disposal of waste water is unknown. The site may have some biodiversity value and may need assessing.
KN067 Land at Reinchall, North West of Woodend Cottages, Netherley 15-20 homes, shop or meeting space	0	?	0/-	0	0/+	0/-	0/+	+/0	-/?	0/-	Site has an overall negative impact due to distance from settlements, infrastructure required in the short term, impact habitats, landscape (medium term), and people (limited houses types, although ALDP policies can help to increase house types, and pipelines). Sewage treatment is unknown. Layout of houses will mitigate effects on pipelines, landscape and cultural heritage (remains of a designed landscape).

Table 8.5.6: Assessment of Site-specific Allocations and Bids – Marr

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
ABOYNE											
Preferred Sites											
OP1 175 homes and employment land	0	0	-/0	0	0/-	0	+/-	+	0	+	Site would have a mixed impact. It has positive effects as it would change land from agricultural to domestic gardens and formal open space, wildlife corridor, within 400m of open space, mix of house type and tenure, mix of uses proposed. However, there is a minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. There is a potential for flooding. FRA may be required.
OP2 135 homes	0	0	0	0	0/-	0	0	+	-	+	Site would have a mixed impact. It has positive effects as it is close to a service centre, changes land from agricultural to domestic gardens and open space, site is within 400m of existing open space, variation in house types and tenure proposed, waste management upgrades would have indirect positive effect. However, it will increase traffic flow from commuters, area of landscape significance, and minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
P1 To conserve the open space at Charlestown Green as an important community space and as part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P2 To conserve amenity and setting of the area as forming part of the green network	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P3 To conserve the woodlands as part of the green network and the setting it provides	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve amenity of Lady Wood as forming part of the green network and the woodland setting it provides	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the setting of the scheduled ancient monument	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve amenity	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the primary and secondary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Aboyne conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Aboyne town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
MR020 North of ALDP Site M1, Aboyne North West	0	0	0	0	+	0	0	+	+	0	Site has a positive impact due to housing choice, opportunity to enhance biodiversity and create

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
200 homes Reserved											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. additional open space. Mitigation would address potential flooding and infrastructure constraints.
Alternative Sites											
MR028 Land South of Birsemore, Aboyne 13 homes	0	0	0	0	0	0	0/?	+/0	+	0	Site has an overall positive impact due to access to open space and choice of housing. Impacts on cultural heritage, water and infrastructure may be mitigated.
MR054 Land South of Dykehead Farm, Aboyne 120 homes	0	0	0	0	+	0	0	+	+	0	Site has a positive impact due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, landscape and infrastructure constraints.
MR081 Site Adjacent to Cluny Cottage, Aboyne 1 home	0	0	0	0	0	0	0	0	0	0	Site has an overall neutral impact due to its scale and location. Mitigation would address the surface water flooding.
ALFORD											
Preferred Sites											
OP1 30 homes, 1.2Ha employment land and community uses	0	0	0	0	+/-	0	+	0	0	-	Site would have a mixed impact. It has positive effects as it provide a mix of uses and is a brownfield site. However, it would have a negative effect on the cultural heritage associated with the Battle of Alford and minor flood risk from an adjacent water course, which could be mitigated.
OP2 1 Ha employment land and community uses	0	0	0	0	0/-	0	0	+/0	0	0	Site would have a mixed impact. It has positive effects as it is within 400m of service centre and open space, proposes employment land, but there is a minor flood

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
(formerly included 44 homes)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP3 165 homes	0	0	0	0	0/-	0	+	+	0	-	risk, which could be mitigated through a FRA and a buffer strip. Site would have a mixed impact. It has positive effects as it is close to a service centre, changes land from agriculture to domestic gardens and formal opens space, within 400m from existing open space, variation of house types and tenure. However, it will affect the cultural heritage associated with the Battle of Alford and there is watercourse within site resulting in minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
OP4 85 homes	0	0	0	0	+	0	0	+	+	-	Overall mixed impact. See bid MR043 below.
OP5 60 homes	0	0	0	0	+	0	0	+	+	0	Site would have a mixed impact. It has positive effects as it impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address landscape impact and infrastructure constraints.
P1 To conserve the golf course as part of the green network and provide a setting for the community	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve a landscape buffer	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the school and conserve the recreation facilities around the Community Campus	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R1 Reserved for cemetery extension and to protect the cemetery/ war memorial	0	0	0	0	0	0	0	0	0	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. This use is not considered to have any significant environment effects on the receptors.
R2 Reserved for uses associated with Donside Community care	0	0	0	-	0	0	+	0	0	0	Site would have a mixed impact. It has positive effects as it is within 400m of open space, proposes community facilities, but it would result in the loss of prime agricultural land.
R3 For potential car parking to be provided if feasible, and if required and justified as part of a traffic management solution to current car parking issues in the locality.	0	0	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC Alford town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
MR043 Land at Kingsford Road, Alford 85 homes	0	0	0	0	+	0	0	+	+	-	Site has a mixed impact with negative impact due to the effect on the cultural heritage associated with the Battle of Alford. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, landscape impact and infrastructure constraints.
MR049 Site East of Parkview, Alford Employment Land General industrial 0.5ha	0	0	0	0	0	0	+	0	+	-	Site has a mixed impact with a negative impact due to the effect on the cultural heritage associated with the Battle of Alford. Positive impacts include on material assets, employment opportunity and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											connectivity. Mitigation would address infrastructure constraints.
Alternative Sites											
MR015 Meikle Endovie, Land East of Alford, South of A944, Alford 250 homes, local retail and community uses	0	0	0	--	+	0	0	+	+	--	Site has an overall mixed impact with negative impact due to the effect on the setting of the A listed asset and loss of prime agricultural land. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, landscape impact and infrastructure constraints.
MR022 Land at Balfuig Castle, Alford Protect land north of Balfuig Castle from development in order to safeguard its setting	0	0	0	0	0	0	0	0	0	+	Site has a positive impact through the maintenance of the landscape setting and protection of a listed asset.
MR042 Land at Greystone Farm, Alford 245 homes	0	0	0	0	+	-	0	+	+	--	Site has a mixed impact with negative impact due to the effect on the landscape setting and cultural heritage associated with the Battle of Alford. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding and infrastructure constraints.
BANCHORY											
Preferred Sites											
OP1	0	0	0	0	+	0	0	+/0	+	0	Site would have a positive impact as it augments wildlife corridors, demonstration eco village proposed,

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
30 homes, tourism and community uses including playing fields, all-weather pitch and park and ride facility											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 345 homes and 2Ha business land	0	0/-	-	0	--	--	+/-	+	-	0	creation of playing fields, allotments etc, proposes mix of uses including tourism variation in housing types It would have an impact on the landscape on approach to Banchory, and minor flood risk, which could be mitigated through a FRA and a buffer strip. There is a potential for flooding. FRA may be required. See bid MR075 below.
OP3 50 homes	0	0	0	0	-	0	+/-	+	-	0	Site would have a mixed impact. It has positive effects as it creates open space, has a variation in house type and tenure, mix of uses are proposed including employment. However, part of the site is at risk from flooding, it would impact on Loch of Leys LNCS site, and biodiversity and landscape impacts from large scale development. There could be significant loss of ancient woodland. There is a potential for flooding. FRA may be required.
OP4 15 homes	0	-	-	0	0	0	0	+0	0	0	Site would have a mixed impact. It has positive effects as it proposes affordable homes, but has a minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
P1 To conserve the cricket and sports ground	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
as local amenities and for their contribution towards the green network											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the area of woodland as part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve Captains Wood as part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the area of woodland and amenity as part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the playing fields and recreational open space as local amenities and for its contribution to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the playing fields and recreational open space as local amenities and for its contribution to the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To conserve the landscape buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P8 Landscape buffer to protect the approach to Banchory and minimise visual impacts of any park and ride	0	0	0	0	+	0	+	0	+	+	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P9 To conserve the part of the LNCS lying within the settlement boundary	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To conserve the area of woodland and amenity as part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. See bid MR077 below.
P11 To conserve the playing fields and recreational open space	0	0	-	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To protect the primary and secondary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P13 To protect the primary school and community use as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P14 To conserve the golf course as part of the green network and provide a setting for the community	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
TC Banchory town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
R1 (formerly R3) Reserved for potential education facilities	0	0	0	0	-	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. See bid MR053 below.
R2 (formerly R4) For potential use as a health centre											See bid MR080 below.
R4 Reserved for a cemetery extension.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.
BUS2 Safeguarded for business uses.											See bid MR014 below.
MR014 Land at Site C, Hill of Banchory East, Banchory Retail park (class 1)	0	0	0	0	0	0	+	0	+	0	Site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, green networks retained.
MR024 Bellfield Car Park, Banchory Royal Deeside Visitor Centre and Heritage Hub	0	0	0	0	0	0	+	0	0	+/?	Site has a positive impact due to its ability to enhance both material assets and cultural heritage
MR038 Site at Lochside of Leys, Banchory 100 homes	0	0	0	0	0	0	0	+	+	0	Site has overall positive impact due to housing choice and addition to path networks. Mitigation would address flooding, infrastructure constraints, conservation and potential impact on an archaeological site.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MR039 Site at Lochside of Leys, Banchory 200 homes Reserved	0	0	0	0	0	0	0	+	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has overall positive impact due to housing choice and addition to path networks. Mitigation would address flooding, infrastructure constraints, conservation and potential impact on an archaeological site.
MR061 Land at former Glen O'Dee Hospital, Corsee Road, Banchory 50 homes (reduced from 100)	0	0	0	+	-/+	0	0	+	?	-	Site has a mixed impact with negative impacts due to the loss of trees and habitats and cultural heritage (can be partially mitigated). Positive impacts include providing a choice of housing, connectivity to the green network and remediation of a brownfield site. There is unknown effect on human health.
MR077 Land at Upper Lochton 40 homes Reserved	0	0	0	0	0	0	0	+/0	0	0	Site has a positive impact due to housing choice. Mitigation in relation to infrastructure is required.
MR080 Site R4, A93, Banchory Health care use	0	0	0	0	-	0	+	0	-/+	0	Site has a mixed impact with a negative impact due to the loss of biodiversity and open space but positive impacts on human health and material asset through provision of new health facilities. Mitigation would address issues of flooding and WWTW.
Alternative Sites											
R1 Reserved for community uses											Site to be removed from the ALDP and changed to P13.
R2 Reserved for a cemetery											Site to be removed from the ALDP as it is no longer deemed a suitable site.
MR029 North of the B974, Deebank, Banchory 10 homes	0	0	0	0	-	0	0	+/0	0	0	Site has a mixed impact with negative impacts due to the loss of trees protected under a TPO. Positive impacts include a housing choice. Mitigation would address flooding, conservation and WWTW issues.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MR030 North of the B974, Deebank, Banchory Royal Deeside Visitor Centre and Heritage Hub	0	0	0	0	-	0	+	0	0	+/?	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a mixed impact with negative impacts due to the loss of trees protected under a TPO. Positive impacts include the creation of a public asset and potential benefits to cultural heritage. Mitigation would address flooding, conservation and WWTW issues.
MR031 Land West of Auchattie, Banchory 15 homes	0	-/?	0	0	--	--	0	+/0	-	0	Site has a mixed impact with negative impacts due to private WTTW, impact on protected habitats, landscape and human health. A positive impact includes on housing choice. Mitigation would overcome impact on an archaeological site and flooding.
MR033 Land at Banchory West, South- East of Golf Course, Banchory 10 homes	0	0	0	0	+	0	0	+/0	0	0	Site has a positive impact due to housing choice and biodiversity. Mitigation would overcome flooding issues, landscape impact and provide a habitat buffer.
MR040 Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory 50 homes	0	0	0	0	0	0	0	+	0	0	Site has a positive impact due to the provision of housing choice. The infrastructure required, flooding and impact to trees and habitats require mitigation.
MR041 Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory 50 homes	0	0	0	0	0	0	0	+	0	0	Site has a positive impact due to the provision of housing choice. The infrastructure required, flooding and impact to trees and habitats require mitigation.
MR053 Land East of Raemoir	0	0	0	0	--	0	0	+	0	0	Site has a mixed impact due to negative impacts on biodiversity which cannot be mitigated. A positive impact is on population through a mix of housing

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Garden Centre, Banchory 100 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR056 Land at Upper Arbeadie Road, Banchory 61 homes	0	0	0	0	-/?	0	0	+	0	0	choices. Mitigation would address flooding and WWTW.
MR062 Land at Hillcroft Road, Banchory 50 homes	0	0	0	0	--	0	0	+	0	0	Site has a positive impact due to the provision of housing choice. Mitigation in relation to infrastructure and impact to trees and habitats is required although it is unknown whether the loss of biodiversity could be fully mitigated.
MR062 Land at Hillcroft Road, Banchory 50 homes	0	0	0	0	--	0	0	+	0	0	Site has a mixed impact due to negative impacts on biodiversity which cannot be mitigated. A positive impact is on population through a mix of housing choices. Mitigation in relation to infrastructure is required.
MR075 OP1 Woodend, East Banchory Mixed use, 35 home eco-village	0	0	0	0	+	0	0	+/?	+	0	Site has positive impacts due to housing choice, human health and opportunity to enhance biodiversity. Mitigation would address flooding, conservation and infrastructure constraints.
MR076 Alexander Park, Glassel Road 40 homes	0	0	0	0	0/?	0	0	+/?	--	0	Site has a mixed impact with negative impact due to the loss of recreational space. A positive impact is on population through a mix of housing choices. Mitigation in relation to infrastructure, flooding and, impact to trees and habitats is required although it is unknown whether the loss of biodiversity could be fully mitigated.
MR082 Land South West of Drumshalloch Wood, Lochton of Leys Football pitch	0	0	0	0	-/?	0	?	0	+	0	Site has a mixed impact with potential negative impact on biodiversity of the LNCS. Positive impact includes on human health through the provision of open space. Mitigation would address flooding with

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
											potential to overcome issues relating to infrastructure and biodiversity.
CAIRNIE											
Preferred Sites											
OP1 8 homes	0	0	0	0	0	0	+	+/0	0	0	Site has an overall positive impact due to the housing choice for the population and upgrading of material assets.
P1 To conserve the primary school and playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the amenity area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
MR013 Land at Binside, Cairnie, Huntly 10 Homes Reserved	0	0	0	0	0	0	+	+/0	0	0	Site has an overall positive impact due to the housing choice for the population and upgrading of material assets.
Alternative Sites											
None											
CLATT											
Preferred Sites											
P1 To conserve the public hall and playing fields	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the woodland as part of the setting for the village setting as forming part of the green network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 5 homes											Site to be removed from the ALDP as no progress has been made.
CRAIGWELL											
Preferred Sites											
R1 For the provision of a community recycling facility.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
MR059 Land at Drumduan Depot, Dess, Aboyne Mixed use (5-10 private houses, 5-10 tourist lets, 5-10 workshops/studios)	0	0	0	+/?	0	0	0	+/0	+	0	Site has an overall positive impact on housing choice, potential remediation of contaminated soil and human health through provision of active travel connections and job creation. Mitigation would address flooding.
CRATHES											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
P1 To conserve the woodland as part of the setting of the community	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the woodland tree belt and provide strategic landscaping	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 45 homes											Site to be removed from the ALDP as construction is to be completed in 2019.
MR078 Land South West of Crathes Public Hall, Crathes Cemetery	0	0	-	0	0	0	+	0	+	0	Site has a mixed impact with negative impact on climate. Positive impact includes on material assets and creation of open space.
DRUMBLADE											
Preferred Sites											
MR045 Land to South West of Drumblade Primary School 5 homes	0	-	0	0	0	0	0	+0	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing.
Alternative Sites											
OP1 5 homes											Site to be removed from the ALDP as construction is to be completed in 2019.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
DRUMDELGIE											
Preferred Sites											
OP1 7 homes and 2 holiday units											See bid MR037 below.
Alternative Sites											
MR037 Land at Drumdelgie Calf Unit, Cairnie 8 homes	0	-/?	0	0	0	0	0	+/0	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing through mitigation. Mitigation in the form of buffer strips may reduce the impact on water quality.
FINZEAN											
Preferred Sites											
P1 To conserve the playing field and park at Farquharson Park as a local amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the woodland setting of Finzean	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the woodland setting on the approach to Finzean	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P4 - P6 To conserve the woodland setting of Finzean.	0	0	0	0	+	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR008 Site to East of Finzean Village Hall 8 homes	0	-/?	0	0	0	0	0	+/0	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing through mitigation. Landscape impact requires to be mitigated and there are unknown effects on WTW
Alternative Sites											
OP1 10 homes											Site to be removed from the ALDP as construction is to be completed in 2019.
MR007 Site to East of Dubston, West of Strachan 4 homes	0	-/?	0	0	-/+	0	0	+/0	0	0	Site has a mixed impact with negative impacts due to impact on habitats and woodland and private WWTW. Positive impacts include the choice of housing through mitigation and the biodiversity enhancement through redevelopment of a brownfield site.
FORGUE											
Preferred Sites											
OP1 5 homes	0	0	0	0	0	0	+	+/0	0	+	Site would have a positive impact as it is within 400m of open space, has a variation in house types and tenure, and supports the local school.
OP2 5 homes	0	0	0	0	0	0	0	+/0	0	0	Site would have a minor positive impact as it is within 400m of open space.
P1 To conserve the playing field/ park and	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
the woodland to the east as amenities for the community											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the woodland	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
GARTLY											
Preferred Sites											
P1 To conserve the amenity area	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 5 homes											Site to be removed from the ALDP as no progress has been made.
GLASS											
Preferred Sites											
OP1 5 homes											See bid MR016 below.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P1 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For community park and car park associated with the community hall	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
MR016 Land at Invermarkie Farm 5 homes	0	-	0	0	+	0	0	+/-	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include biodiversity enhancement through the redevelopment of brownfield land and choice of housing.
GLENKINDIE											
Preferred Sites											
OP1 6 homes	0	-	0	0	0	0	+	+/-	+	0	The site is largely neutral with a negative impact in terms of water due to there being no public sewer provision in the area. Material assets (through the provision of a house), population and human health are positive.
P1 To conserve the bowling green and adjacent amenity land as well as the line of trees along the road and south west boundary of the village as contributing to the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Alternative Sites											
None.											
HUNTLY											
Preferred Sites											
OP1 485 homes	0	0/-	-	0	-	0	+/-	+	0	-	Site would have a mixed impact. It has positive effects as it is within 400m of service centre and open space, and proposes a variation in house types. However, part of the site is at risk from flooding, it would impact on views from Huntly Castle, and there is a potential for flooding. FRA may be required.
OP2 105 homes	0	0	0	0/+	+	0	0	+	0	0	Site would have a positive impact as it is close to a rail station, is within 400m of open space/woodland, and upgrading the waste water facilities would result in an indirect benefit.
OP3 31 homes	0	0/-	0	0/+	+/-	0	0	+/0	0	0	Site would have a mixed impact. It would have a positive impact as it is close to a rail station, is within 400m of open space/woodland, and upgrading the waste water facilities would result in an indirect benefit. However, part of the site is at risk from flooding. A FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP4 40 homes	0	0	0	0	0	0	+	+/0	0	0	Site would have a positive impact as it is close to a rail station, is within 400m of service centre and open space, has a variation in mix of house types and upgrading the waste water facilities would result in an indirect benefit See bid MR003 below.
OP6 Employment uses	0	-	-	0	0/-	-	+/-	0	-	0	Site would have a mixed impact. It has positive effects as it is within 400m of service centre and open space and proposes employment uses. However, it would have landscape impacts, and there is a potential for flooding from an adjacent water course. FRA may be required.
P1 To conserve the open space including Cooper Park, golf course, the recreational ground and the setting of Huntly Castle as contributing to the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the cemetery	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 - P4 To conserve the landscape buffer and its contribution to the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P5 To conserve the playing field as an amenity for the town	0	0	0	0	+	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 To conserve the cricket ground as an amenity for the town forming part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P7 To conserve the football ground	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the primary and secondary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For community uses and recreation	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	-	-	0	0	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BUS2 Safeguarded for business uses.	0	-	0	0	-	-	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
BUS3 Safeguarded for business uses.	0	-	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS4 Safeguarded for business uses.	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.
CA Huntly Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site MR002 Land at Steven Road, Huntly BUS1 Affordable housing (50 homes)	0	0	0	0	0	0	-	+	0	0	Site has a slight overall positive impact due to current lack of infrastructure being compensated for by opportunities to enhance biodiversity and provide much needed affordable housing in the settlement.
Bid Site MR011 Deveron Road, Huntly 52 homes (100% affordable housing)	-	0	0	0	0	0	-	+	-/+	0	Site has an overall mixed impact due to its negative impact on air quality, lack of infrastructure, loss of open space and positive impact on population and human health.
MR047 Land adjacent to Linnorie Business Park, Huntly	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Employment land – business and office 0.34ha											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
OP5 10 homes											See bid MR003 below.
Bid Site MR001 Land at Gibston Bridge, Huntly 70 homes	-	0	0/?	0	+	--	-	+	0	0	Site has an overall negative impact due to impact on air quality, school capacity, landscape and to climate due to the flood risk. Mitigation through a FRA and watercourse buffer strip may negate some impact providing biodiversity enhancement however strategic landscaping would not overcome the impact on the landscape.
Bid Site MR003 Sites OP4 and OP5, Battlehill Fields, Huntly 11 homes	0	-	0	0	0	0	0	+/0	0	0	Site has a slight overall negative impact due to the lack of infrastructure in respect to private waste water.
MR044 Land East of Linnorie Business Park, Huntly Employment land (general industrial) and Farm shop	-	0	-	0	0	--	?/+	0	0/?	0	Site has a mixed impact due to the negative impact on landscape, air quality, and climatic factors. The proposal would have a positive impact on population in terms of employment opportunities and availability of water and mitigation would negate impacts on the water environment.
MR046 Land adjacent to Huntly Mart, Huntly Employment – general industrial	-	0	-	0	0	--	?/+	0	0/?	0	Site has a mixed impact due to the negative impact on landscape, air quality, and climatic factors. The proposal would have a positive impact on population in terms of employment opportunities and availability of water.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR066 Site adjacent to Bleachfield Street, Huntly 30 homes	0	0	0/?	0	+	0	-	+/0	0	0	Site has an overall mixed impact due to its negative impact on material assets. Positive impact includes the opportunity to enhance biodiversity. Mitigation measures are required (buffer strip, FRA, infrastructure upgrade, education consultation and to improve housing mix).
MR067 Site adjacent to Upper Pirriesmill, Huntly 3 homes	0	-	0	0	0	0	0	-	0	0	Site has an overall slight negative impact on water and lack of housetypes, Impact on the biodiversity could be mitigated.
INCHMARLO											
Preferred Sites											
OP1 60 homes	0	--	0	0	0	0	++	+	0	0	Site has a mixed impact with negative impact due to use of a private sewer. Positive impacts due to the provision of housing for elderly, potential for enhanced facilities through enlargement of the care village, and extension of path network. Mitigation would address flooding, conservation and landscape impact.
P1 To conserve the setting of Inchmarlo House.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the golf course as part of the green network and provide a setting for the community	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
MR050 Land South East of	0	--	0	0	0	0	++	+	+	0	Site has a mixed impact with negative impact due to use of a private sewer. Positive impacts due to the

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Glencommon Wood, Inchmarlo 120 homes (reduced from 200)											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. provision of housing for elderly, potential for enhanced facilities through enlargement of the care village, and extension of path network. Mitigation would address flooding, conservation and landscape impact.
Alternative Sites											
MR012 Land to east of Beltie Cottages, Bridge of Canny 3 homes	0	0	0	0	+	0	0	-	0	0	Site has a mixed impact with negative impact due to lack of housetypes. A positive impact would be on biodiversity through mitigation for flooding.
MR068 Land at Golf Course, West of Glassel Road, Inchmarlo 100-150 homes	0	?	-	0	0	0	0	+	+	0	Site has a mixed impact with a negative impact due to proximity to key services. Positive impacts include the provision of housing for elderly and extension of path network. Mitigation would address flooding, conservation and infrastructure constraints.
KEIG											
Preferred Sites											
OP1 (formerly OP2) 11 homes	0	-	0	0	0	0	0	0	0	0	Partially developed. Effects mainly negative due to majority of site having already been developed.
P1 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 5 homes											Site is to be removed from the ALDP as no progress has been made.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
KENNETHMONT											
Preferred Sites											
OP1 30 homes											See bid MR064 below.
OP2 (formerly OP3) Employment uses	0	0	0	+	0	0	+	0	0	0	Site would have a positive impact as it – allows wildlife corridors and is close to open space.
P1 To protect and conserve the primary school and playing field including park as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the setting and for nature conservation as part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 To accommodate a car park for the cemetery	0	-	0	-	0	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
MR064 Land South of B9002 (Phase 1), Kennethmont 30 homes	0	0	-/0	0	+	0	0	+/0	+	0	Site has a mixed impact with minor negative impacts due to the proximity to key services. Positive impacts includes choice of housing, biodiversity and health due to the creation of additional open space.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP2 5 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR063 Land South of B9002 (Masterplan), Kennethmont, 70 homes	0	0	-	0	+	0	0	+	+	0	Site has a mixed impact with negative impacts due to the proximity to key services. Positive impacts includes choice of housing, biodiversity and health due to the creation of additional open space. Mitigation would address impacts to material assets, flooding, and landscape.
MR065 Land South of B9002 (Phase 2), Kennethmont 40 homes	0	0	-/0	0	+	0	0	+/0	+	0	Site has a mixed impact with minor negative impacts due to the proximity to key services. Positive impacts includes choice of housing, biodiversity and health due to the creation of additional open space. Mitigation would address impacts to material assets, flooding, and landscape.
KINCARDINE O'NEIL											
Preferred Sites											
OP1 Employment uses (formerly including 8 homes)	0	-	0	0/+	0	0	-	0	0	0	Site would have a mixed impact. It is within 400m of service centre and open space, and includes brownfield land. However, there is a flooding issue, there are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
OP2 (formerly OP3) 8 homes											See bid MR057 below.
BUS1 (formerly OP4) Safeguarded for business uses.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
P1 To conserve the playing fields as an amenity for the village	0	0	0	0	+	0	+	0	+	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P2 To conserve the bowling green and tennis court as amenities for the village	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the church and its setting	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Kincardine O'Neil conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
MR019 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 10+ years after Plan adoption) Reserved.	0	0	0	0	0	0	+	+	0	0	Site has a positive impact due to material assets upgrades and providing housing choice. Mitigation would address issues of flooding and impact on cultural heritage.
MR021 Cook School, Passing Trade Site	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors. Mitigation

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Retail/Café/Services											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR057 Site OP3, Land at Gallowhill Road, Kincardine O'Neil 8 homes	0	0	0	0	0	0	0	+/0	0	-	would address issues of WWTW capacity and impact on cultural heritage. Site has a mixed impact due to negative impact on the cultural heritage of the settlement and positive through providing housing choice. Flooding and impact on a designated site can be appropriately mitigated.
Alternative Sites											
OP2 20 homes											Site to be removed from the ALDP as construction is likely to be completed in 2020.
MR017 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 0-5 years after Plan adoption)	0	0	0	0	0	0	+	+	0	0	Site has a positive impact due to material assets upgrades and providing housing choice. Mitigation would address issues of flooding and impact on cultural heritage.
MR018 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 6-10years after Plan adoption)	0	0	0	0	0	0	+	+	0	0	Site has a positive impact due to material assets upgrades and providing housing choice. Mitigation would address issues of flooding and impact on cultural heritage.
MR023 Small Business Enterprise Park, Pitmurchie Road	0	0	-	?	-	0	0	0	-	0	Site has a mixed impact with negative impact on the woodland and wildlife and habitats and human

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Small Business Enterprise Park											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
KIRKTON OF TOUGH											
Preferred Sites											
P1 To conserve the woodland and burial ground and to protect the setting of the church and conserve amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
MR055 Land at Lynturk, Kirkton of Tough 5 homes	0	-/?	-	0	0	0	0	+/0	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing. Flood risk and unknown mix of housing can be mitigated.
LOGIE COLDSTONE											
Preferred Sites											
P1 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1											Site to be removed from the ALDP as no progress has been made.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
25 homes including community uses											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
LUMPHANAN											
Preferred Sites											
OP1 26 homes	0	0	0	0	0/-	0	-	0	0	0	Positive– Close to open space, variation in mix of house type and tenure. Negatives - minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for material asset.
P1 To conserve the setting of Lumphanan	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P1 To conserve the golf course as part of the green network and provide a setting for the community	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For community facilities	0	-	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
LUMSDEN											
Preferred Sites											
P1 To conserve the village square	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	-	0	0	0	+/-	0	0	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.
Alternative Sites											
OP1 30 homes											Site to be removed from the ALDP as no progress has been made.
OP2 6 homes											Site to be removed from the ALDP as no progress has been made.
MONYMUSK											
Preferred Sites											
P1 To conserve the playing field/ football pitch as a local amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the amenity area	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the village square	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To conserve the play area as a local amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the burial ground and setting of the church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
P6 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Monymusk conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
MR074 Masterplan Phase 3, Land South of Clyans Wood, Monymusk 46 homes Reserved	0	0	-/0	-	+	0	0	+/0	0	0	Site has a mixed impact with negative impacts due to the proximity to key services and loss of prime agricultural land. Positive impacts includes choice of housing and biodiversity. Mitigation would overcome flooding issues and provide a habitat buffer.
Alternative Sites											
OP1 43 homes											Site to be removed from the ALDP as construction is likely to be completed in 2019.
MUIR OF FOWLIS											
Preferred Sites											
OP1 6 homes	0	0	0/-	0	0	0/?	0	+/0	0	0	Due to small scale of development, effects mainly neutral. Potential minor negative impacts to landscape due to development of greenfield site.
P1 To conserve the playing field/ football pitch as forming part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the amenity area	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
BUS Safeguarded for business uses.	0	-	-	0	0	0	+/-	0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
Alternative Sites											
None.											
RHYNIE											
Preferred Sites											
OP1 (formerly OP2) 34 homes	0	0	0	0	+	0	0	+/0	0	0	Development on site had started prior to assessment. Effects mainly neutral due to scale of development and site characteristics.
P1 To conserve the village square as a key asset of the village	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the playing field and setting of the church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the strategic landscape buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 Protected to conserve the playing field	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	0	-	-	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 25 homes and 0.6ha employment land											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
RUTHVEN											
Preferred Sites											
OP1 8 homes	0	0	-	0	0	0	0	+/-0	0	-	Site has a mixed impact with negative impacts due to the proximity to key services and cultural heritage. Positive impacts includes choice of housing.
Alternative Sites											
None.											
STRACHAN											
Preferred Sites											
OP1 15 homes	0	0	0	0	0	0	+	+/-0	0	0	Effects mainly neutral due to scale of development and site characteristics.
P1 To conserve the playing field/ football pitch as an amenity for the community	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
TARLAND											
Preferred Sites											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP1 (formerly OP2) 10 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
OP2 (formerly OP3) Carried forward from the previous local plan for 24 homes											See bid MR072 below.
OP2 (formerly OP3) Carried forward from the previous local plan for 24 homes											See bid MR073 below.
P1 To conserve the playing field as an amenity for the village	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve the amenity area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve the landscape buffer	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a cemetery extension	0	0	0	0	?	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	-	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.
MR070 BUS Site, Land at MacRobert Trust Estate Yard, Tarland Mixed use including employment and 10 live/work units	0	0	0	0	+	0	0	+/0	0	0	See bid MR070. Site has an overall positive impact due to its location on brownfield land and mitigation providing housing choice.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MR072 Site OP2, Land Adjoining Alastrean House, Tarland 10 homes	0	0	0	0	0	0	0	+/0	0	-	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a mixed impact due to negative impact on the cultural heritage and positive through providing retirement housing. Flood risk and impact on biodiversity could be mitigated.
MR073 Site OP3 & P3, Land at Village Farm, Melgum Road, Tarland 36 homes	0	0	0	-	+	+	0	+/0	+	0	Site has a mixed impact, with a negative impact due to the loss of prime agricultural land. Positive impacts include on housing choice, biodiversity and human health through access to public open space. Mitigation would overcome flooding issues and provide a landscape buffer.
Alternative Sites											
OP1 50 homes and 1Ha of employment land											Site to be removed from the ALDP as no progress has been made. See bid MR071.
MR058 Land North of Tarland Burn, East of Tarland Manse, Tarland 20-30 homes	0	0	0	0	+	-/?	0	+/0	0	0	Site has a mixed impact, with a negative impact due to the potential landscape impact. Positive impacts include on housing choice and biodiversity. Mitigation would overcome flooding issues and provide a habitat buffer.
MR071 Site OP1, Glendesdry, Burnside Road, Tarland Housing/ mixed use (50 homes, 1ha employment)	0	0	0	0	+	0	+	+	+	0	Site has a positive impact due to material assets upgrades, biodiversity and human health through increased access to existing pathways to open space. Mitigation would overcome flooding issues and provide a housing choice.
TORPHINS											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.											
Preferred Sites											
OP1 48 homes & employment land											See bid MR060 below.
P1 To conserve the playing field as forming part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 - P4 To conserve the woodland	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To conserve the woodland and the route of the dismantled railway as forming part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P6 To conserve the setting of Torphins to avoid coalescence	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To conserve the woodland	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the primary school as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To conserve the golf course as part of the green network and provide a setting for the community	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
R1 For the extension of Learney Hall	0	-	-	0	+	0	+/-	0	+	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required.
R2 For a cemetery extension	0	0	0	0	0	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
MR034 Phase 1, Land South of Beltie Road 29 homes	0	0	0	0	0	0	0	+/0	+/?	0	Site has a positive impact due to provision of housing choice and potential to increase accessibility. Mitigation would address issues of flooding.
MR035 Phase 2, Land South of Beltie Road 21 homes	0	0	0	0	0	0	0	+/0	+	0	Site has a positive impact due to provision of housing choice and connectivity. Mitigation would address issues of flooding and conservation.
MR060 Site OP1, Land at Station Garage, Torphins Mixed use – 47 homes and employment land	0	0	0	-	+	0	0	+/0	0	0	Site has a mixed impact with negative impacts due to the loss of prime agricultural land. Positive impacts include to housing choice, employment opportunities and redeveloping an existing site. Mitigation would address flooding and conservation.
MR069 Land at Wester Beltie, South West of Torphins Golf Club, Torphins 6 homes (reduced from 12)	0	0	0	0	+/?	0	0	+/0	+	0	Site has an overall positive impact due to its habitat creation, housing choice and path connections.
Alternative Sites											
MR004 Craigmyle Road, Torphins	0	0	0	0	-	-	0	+/0	0/?	0	Site has a mixed impact due to negative impacts on biodiversity and landscape which cannot be

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
15 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR005 Annesley Farm, Torphins 50 homes	0	0	0	0	0	--	0	+	0	0	mitigated. A positive impact is on population through a mix of housing choices.
MR036 Phase 3, Land South of Beltie Road 50 homes	0	0	0	0	0	-	0	+	0	0	Site has a mixed impact with negative impacts due to landscape impact and positive impact on the choice of housing. Mitigation would address flooding, conservation and infrastructure constraints.
MR036 Phase 3, Land South of Beltie Road 50 homes	0	0	0	0	0	-	0	+	0	0	Site has a mixed impact due to negative impact due to the landscape and positive impact on the provision of housing choice. Mitigation would address issues of flooding, conservation, WWTW capacity and impact on cultural heritage.
TOWIE											
Preferred Sites											
OP1 5 homes											See bid MR051 below.
P1 To conserve the setting of the church	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect and conserve the primary school and adjacent part of the green network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MR051 Land adjacent to the Hall, Towie 4 homes	0	-	0	0	0	0	0	+/0	0	-/?	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has mixed impacts with negative impact due to proximity from key facilities and private WWTW. Positive impacts include the choice of housing through mitigation. There is an unknown impact on the adjacent archaeological site.
Alternative Sites											
None.											
WHITEHOUSE											
Preferred Sites											
BUS Safeguarded for business uses.	0	-	0	-	0	0	+	0	0	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
LANDWARD											
Preferred Sites											
MR052 Land North East of Waterside Gardens, Bridge of Alford 6 homes	0	?	0	-	+/?	0	0	+/0	0	0	Site has a mixed impact with negative impacts due to proximity from main services and loss of prime agricultural land. Positive impacts include an opportunity for biodiversity enhancement and a housing choice through mitigation. There are unknown impacts on WWTW/ WTW.
Alternative Sites											
MR079 Land at Hirn, by Banchory	0	-	0	+	+	-	-	+/0	0	0	Site has a mixed impact due to negatives including insufficient education provision at Crathes Primary School, private WWTW and impact on the character

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
10 homes											Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures.
MR048 Land South West of Largue, Huntly 6 homes	0	-	0	0	0	-	0	+/0	0	0	of the nearby area. Positive includes the remediation of a brownfield site.
MR025 Site 1, Bridgend, Ballogie 10 homes	0	-	0	0	0	--	0/?	+/0	0	0	Site has an overall negative impact due to private waste water treatment requirement and impact on landscape and sense of place. Lack of variety in housetypes and the impact on the historic asset is a disadvantage which can be mitigated.
MR026 Site 2, Mill of Cattie Road, Ballogie 9 homes	0	-	0	0	0	0	0/?	+/0	0	0	Site has mixed impacts with negative impact due to proximity from key facilities, private WWTW and landscape impacts. Positive impacts include the choice of housing. Mitigation in the form of buffer strips may reduce the impact on water quality and habitats however there is unknown effect on material assets.
MR027 Site 3, Marywell, Ballogie 9 homes	0	-	0	0	0	--	0/?	+/0	0	0	Site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing
MR006 North of Atholhill, Montgarrie 4 homes	0	-	0	0	0	0	0	+/0	0	0	Site has mixed impacts with negative impact due to private WWTW and landscape impacts. Positive impacts include the choice of housing.
MR006 North of Atholhill, Montgarrie 4 homes	0	-	0	0	0	0	0	+/0	0	0	Site has an overall negative impact due to private WWTW. Lack of variety in house types is a disadvantage which can be mitigated.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
MR032 Land at Montgarrie East, Alford 30 homes	0	0	-/0	0	0	-	0	+/0	0	0	Existing ALDP sites (i.e. not the bid sites) have already been subject to a SEA for the ALDP 2017 and their scores updated to reflect any changes in the assessment criteria, but not mitigation measures. Site has a mixed impact with negative impacts due to proximity from main services and landscape. Positive impacts include housing choice through mitigation. Mitigation would address flooding and infrastructure constraints.

Appendix 8.6: Cumulative Effect Assessment

Considering the proposed ALDP 2017 policies and allocations, the key themes emerging from the proposed plan include:

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

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

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

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

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

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

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

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

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

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

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Air	-	-	-	-	+	+	0	+	+ / -	+	+ / -	<p>There are no AQMA in Aberdeenshire. There are however increasing traffic and air quality problems in Inverurie, Mintlaw, Peterhead, Stonehaven and Westhill. Without improved infrastructure improvements additional housing proposed for Aberdeenshire is likely to create incremental air quality hotspots in these towns through time-crowding effects. In the longer term, improvement of transport facilities (Aberdeen Western Peripheral Route and A96 dualling) can encourage more development and more vehicles on the roads leading to future air quality issues through time lag.</p> <p>Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by several developments could lead to elevated levels of particulate matter. However, from the safeguards provided in policies and way development will be phased, it does not seem that the effects are likely to be significant through space crowding effects.</p> <p>Most of the developments will take place away from the local development plan boundary; there is therefore no possibility of cross-boundary effects.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Synergistic effects of developments on air quality are unlikely. Again, it is not considered that there will be a significant and indirect air pollution issues for Aberdeenshire arising from the deposition of air pollutants on other receptors. If the proposed transport improvements take longer to deliver, small additional traffic pressures will act cumulatively in the long-term to increase overall emissions of air pollutants through nibbling effects in Aberdeenshire towns mentioned.</p> <p>The plan consists of two conflicting ideas. First, business and housing development including all allocations within the ALDP and Rural Development are likely to have negative implications for this receptor. Second, climate change, natural heritage, developer obligations and safeguarding resources policy covering transport facilities on the other hand are likely to have positive benefits for this receptor in the long-run. These safeguarding issues do not necessarily neutralise air quality issues through neutralising effects since some aspects of that provision (e.g. quarrying) have inherent air quality issues.</p> <p>Overall, the effects on air quality are mixed but unlikely to be significant.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Water	--	--	--	-	+	+/-	0	+	+/-	+	+ / - -	<p>The development actions under proposals for business and housing development including all allocations within the ALDP 2017 and Rural Development will affect how much water is abstracted and used. Developments under the current ALDP 2017 are supported by agreements reached with SNH, SEPA and Scottish Water under the ALDP. Giving the continuous nature of house building under the current and the proposed plan, there is a likelihood of incremental burden for water resources, through time-crowding effects if water technologies and efficiency techniques are not used substantially. Increased requirement for water abstraction will lead to adverse effects on River Dee as well as protected species through time lag effects. The reasons given for time lag effects are still relevant to space crowding effects.</p> <p>Most of the developments in Aberdeen Housing Market Area will take place away from the ALDP boundary; there is therefore the possibility of cross-boundary effects.</p> <p>The long-term survival Aberdeenshire depends on the health of its built and natural environment. Water resources could be over-exploited if a combination of measures is not in place to tackle it. For this reason, synergistic effects of developments on water are likely. The essence of this proposed ALDP is to promote development while addressing climate change, green network issues as well as safeguarding resources. It is</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>therefore not envisaged that unsustainable planning will be allowed to affect our water environment causing secondary, induced or indirect effects on this receptor. The implementation of the ALDP will not permit incremental adverse effects on the water environment to go without appropriate mitigation measures. It promotes housing developments and most development is around or in towns. Nutrient loading from agricultural activities will not be an outcome of this plan. It is therefore not envisaged that nibbling effects are likely.</p> <p>The scale of development envisaged is so large that the ALDP is likely to have long-term implication for water abstraction, water pollution; run-offs, localised flooding and morphology depending on how the ALDP is implemented. Although the ALDP promotes water efficiency technologies, the scale of water efficiency technologies envisaged may not be able to compensate for the volume and quality of water resources needed to support the allocations. Overall, Business Development, Rural Development, Allocations in the next ALDP are likely to have significant negative effects on water in Aberdeenshire. Housing proposals will have minor effects. While for Climate change, natural environment, developer obligations and safeguarding resources options, the effect are likely to be positive due partly to water saving technologies, the necessity of abstracting water from the Dee to meeting the growing housing needs reflects mixed assessment.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Climatic Factors	--	--	--	-	+ / -	++	0	+	+ / -	0	+ + / - -	<p>Already the carbon footprint of Aberdeenshire is among the highest in Scotland through high consumption of fossil fuel from travel and domestic consumption of energy, particularly for the housing stock. Housing development within and beyond the life of the proposed plan is likely to have negative time-crowding effects.</p> <p>There is the need for developments in local growth areas to avoid peat soil; otherwise there are likely long-term adverse effects on climate change.</p> <p>Proposed improvement of transport facilities will in the long run increase travel, affect fossil fuel consumption and thereby adversely affect climate through time lag. Similarly, there is a time lag between development on peat soils and the change in climate. High density and mixed developments reduce the need to travel long distances. On the other hand, if people's travel habit between Aberdeenshire and to work in the City remains unchanged fuel consumption through travel will persist. Thus, in terms of space crowding, the effects are likely to be mixed.</p> <p>If the allocations in the ALDP 2021 can be accommodated, significant space crowding effects are likely. Most of the developments will take place within the ALDP boundary; but the effects of climate change transcend regional and national boundaries and for this matter some cross-boundary effects are possible. The effects of the plan from different perspectives are likely to</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)
												<p>have positive synergistic effects. For example, provision of green networks, woodlands, biodiversity, safeguarding resources and climate change, policy on flooding and erosion, wind energy, other renewables, carbon neutrality, water efficiency are likely to be significantly positive. On the other hand, energy consumption through increased travel is likely to have adverse synergistic effects.</p> <p>Indirectly housing development will induce more energy consumption. The combined effects of energy use in new homes and the existing housing stock (no matter how efficient they are) can accumulate to large impacts for climate. The fact that although a large proportion of house building takes place in the strategic growth areas, allowance is given for some developments in local growth areas. First, Business Development (including employment and retail development), Rural Development, Housing, Allocations in the ALDP 2021 are likely to have negative implications for this receptor.</p> <p>Natural environment, safeguarding resources options and climate change and related policies and supplementary guidance, on the other hand, are likely to have mixed effects for this receptor in the long-run.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Protective policies do not necessarily neutralise climate change issues, through neutralising effects since some aspects of that provision (such as quarrying) has air quality issues inherent in it.</p> <p>Overall, Business Development (including employment and retail development), Rural Development, Housing, and the preferred site are likely to have negative effects on climate in Aberdeenshire. Housing proposals will have minor effects. For climate change, natural environment, safeguarding resources options, the effect are likely to be significantly positive.</p>
Soil	- -	- -	- -	-	+/-	+/-	0	+/-	+/-	0	+ / - -	<p>Continuous housing activities over the life of the ALDP that support employment land phased over these years is likely to cause repetitive development activities affecting soil compaction, loss, sealing and erosion; some of which are likely to short-term in nature. Equally, the proliferation of small wind turbine developments in Aberdeenshire could lead to significant disturbance of the soil. Moreover, given that much of the peat soils are located in local growth areas (to the south west), the effect are likely to be time-crowding effects. Despite the inclusion of safeguarding policies, the effects are likely to be significant in cumulative terms over a time lag. The reasons given for time lag effects are still relevant to space crowding effects.</p> <p>In addition, large scale infrastructure needed to accommodate the housing numbers is likely to compound soil sealing effects.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Most of the developments will take place within the ALDP away boundary; there is therefore no possibility of cross-boundary effects. It is envisaged that any short-term soil sealing, compaction and loss in places will combine with loss of peat soils elsewhere and soil disturbance from wind turbines to lead to significant adverse effects on Aberdeenshire soils.</p> <p>Appropriate safeguards should be put in place to safeguard sites of geodiversity interest. For these reasons, synergistic effects of developments on soil are likely. Incremental sealing, erosion, compaction and disturbance through continuous development activities in the next 25 years could cause nibbling effects even with safeguards. From our assessment, the scale of development envisaged is large scale.</p> <p>Overall, Business Development (including employment and retail), Rural Development, housing and Preferred sites are likely to have significant negative effects on soil in Aberdeenshire. For Climate change, natural environment, safeguarding resources options, the effect are likely to be mixed for the reasons related to soil disturbance.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Biodiversity	--	--	--	0	+	++	0	++	+	0	+ / --	<p>The Business Development, Rural Development and Preferred sites are likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects since the developments are phased to continue over the life of the plan.</p> <p>Positively, reference to green networks within the plan aims, natural environment and open space policies, and the possibility of enhancing poor bio-diverse land through future improvements is likely to improve biodiversity through time lag.</p> <p>Habitats could face recreational pressure from rural development and thereby causing disturbance to protected species. This is a space crowding effect.</p> <p>Most of the developments will take place within the ALDP plan boundary; but because of the mobile nature of birds, any climate change options that include some wind energy projects could have cross-boundary effects on neighbouring areas like the Cairngorms. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the quality of poor biodiverse land can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of homes in the natural environment will indirectly increase the</p>

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Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)
												<p>prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>Piece meal allocations in the local growth areas could compound over time to have a nibbling effect on biodiversity.</p> <p>The scale of development envisaged in the ALDP over time is likely to have long-term implication for biodiversity in terms land take, use good class agricultural land, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. On the plus side, the fact that species-and-habitat-poor bio-diverse land (such as agricultural land) can be enhanced through development makes some positive effects possible. The scoring reflects our reasoning.</p> <p>Overall, Business Development, Rural Development and Preferred site are likely to have significant negative effects on biodiversity in Aberdeenshire. Housing proposals will have negligible effect. For natural environment, and safeguarding resources options the effects are likely to be significantly positive while placemaking, climate change and related policies and supplementary guidance are likely to have mixed effects.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Landscape	--	--	--	-	+	++	0	++	+/-	0	++ / --	<p>The Business Development, Rural Development, Housing and Preferred sites are likely to affect land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. On the other hand, new forms of land cover could be created through the developments. Because of these potential improvements to the landscape; the effects in terms of time-crowding are mixed.</p> <p>The phasing of the developments over the next 10 years is likely to be cumulative in terms of time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects. In addition, large scale infrastructure needed to accommodate the housing numbers is likely to affect land form, land use and land cover in Aberdeenshire.</p> <p>Most of the developments will take place within Aberdeen Housing Market which is close to Aberdeen City. There is therefore a possibility of cross-boundary effects on the City. If safeguards are not in place, loss of landscape features will lead to potential adverse effects for Aberdeenshire landscape in terms of synergistic effects.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)
												<p>Continuous development activities in the next 10 years could cause nibbling effects unless safeguards are place.</p> <p>The developments preferred in the ALDP are proposed along the transport corridors and in Aberdeenshire towns. It is therefore possible that some developments are likely to have negative effects on the landscape. On the plus side, the possibility that areas of poor landscape quality can be enhanced through development and structure planting makes it possible to have some positive effects. The assessment reflects our overall mixed assessment.</p>
Material Assets	++/- -	++/- -	++/- -	+/-	+	+/-	+	+	+/-	+	++ / - -	<p>The Business Development (including employment and retail), Rural Development, Housing and Preferred sites are likely to affect the acquisition of new assets and improvement of the existing infrastructure.</p> <p>New housing, employment land, infrastructure and sustainable mixed communities provide the scope for creation of fixed assets.</p> <p>The use of natural and material assets, promoting waste minimisation, recycling and composting is encouraged.</p> <p>Development and use of the allocated employment land are also likely to have similar impacts.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, space crowding effects, synergistic and nibbling effects.</p> <p>On the other hand, developments within the context in which there are issues with waste water drainage infrastructure, potential for flooding and constraints on portable water are likely to lead to significant negative effects cumulatively. For climate change, natural environment, safeguarding resources options, the effect are likely to be mixed.</p>
Population	+	+	++	++	+	+	0	+	+	+	++/0	<p>Repetitive housing activities over 10 years in Aberdeenshire providing over 30,000 homes and supporting employment land phased over these years is likely to cause repetitive development activities affecting acquisition of new assets by most people living in Aberdeenshire.</p> <p>Business Development, Rural Development, Housing and Preferred sites are likely to meet the needs of many people and enhance their quality of life. At the same time, climate change, natural environment, safeguarding resources options are likely to be positive for those who live in Aberdeenshire. In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The ALDP is likely to have significant positive effects overall.</p>

Table 8.6.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred ALDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Human health	-	-	-	-	+	++	0	+	+	+	++ / -	<p>This in part is related to air quality issues. As already mentioned under air quality, there are air emerging air quality issues some Aberdeenshire towns. The effects of large scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air breathed, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates.</p> <p>However, climate change, natural, safeguarding resources options are likely to be significantly positive for the health and wellbeing of the people of Aberdeenshire.</p> <p>In the long term, negative effects of traffic and biomass are likely to have adverse effects on people living around polluted towns like Westhill. For this reason, the cumulative effects on air is mixed overall. There is the potential of some mixed effects arising from the ALDP including exposure to high noise levels around new industries and large-scale development in progress.</p> <p>Positive effects will accumulate through time and space. Besides if people living in Aberdeenshire are encouraged to make use of the green networks through vigorous recreational activities, as well as walking and cycling</p>

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												opportunities, health issues such as obesity, high blood pressure and other cardio-vascular diseases will be reduced.
Cultural Heritage	-	-	-	0	+	+	++	+	0	0	++ / -	<p>The preferred developments are proposed along the transport corridors and around towns in Aberdeenshire. Since historic remains are more likely to be concentrated in built environment than the natural environment, it is possible that some negative effects on the historic environment are likely. Although large scale housing will take place within the life of the plan, the protection for built features in the historic environment policies and the fact that fewer developments will take place outside the settlements means that the ALDP is unlikely to have significantly negative effect on this receptor through time-crowding, time lag, space crowding effects, synergistic and nibbling effects.</p> <p>The effects of the ALDP in relation to context, pattern of past historic use and associations of the historic environment, and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil (archaeology), and in our towns, villages and streets are likely to be negative. Positively, green networks will enable people to experience the historic environment.</p>

9 Acronyms

ALDP	Aberdeenshire Local Development Plan
AQMA	Air Quality Management Area
DIA	Drainage Impact Assessment
HES	Historic Environment Scotland
LVIA	Landscape and Visual Impact Assessment
MIR	Main Issues Report
NPF3	Scotland's Third National Planning Framework
SEPA	Scottish Environment Protection Agency
SMR	Sites and Monuments Record
SNH	Scottish Natural Heritage
SPP	Scottish Planning Policy
WIA	Water Impact Assessment
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works

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