Strategic Environmental Assessment of Bid Sites – Formartine

Contents

BALMEDIE

Preferred Sites

Site Ref: FR077 Land at Eigie Road, Balmedie		**Proposal: 80 homes, 11ha mixed commercial land, retail and hotel**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ No flood risk ○ Car use/CO_2 emissions offset could be mitigated through being in close proximity to amenities of Balmedie, with employment opportunities not too far, and public transport options available (bus links).	0
Soil	**0**	○ A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of contaminants, soil sealing, structural change in soils and change in soil organic matter). ○ Impacts are likely to be localised and medium/long term. However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing employment and retail need, and would offer potential benefits in terms of increased biodiversity.	0
Biodiversity	**+**	○ The development will enhance biodiversity through enhancement and extension of existing woodland to the south and provide links to green space network within settlement.	+
Landscape	**0**	○ Site temporarily changed due to AWPR compound. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**+**	○ The proposal will not lead to any significant pressure on local infrastructure – education capacity/contributions will have been factored into the developer's viability considerations. ○ Affordable housing to be provided	+
Population	**+**	The development would provide a good mix of house type and size	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+

		○ Links and improved access to open space ○ Potential employment opportunities – live/work balance	
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR079 Site 1, East of A90, South Orrock, Balmedie		**Proposal: Employment (Business & Offices, General Industrial, Storage & Distribution - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ A proposal of this scale is likely to lead to a decrease in air quality due to the nature of the use for business and employment uses which are dislocated from a settlement and currently require vehicular transport	-
Water	**0**	○ The WWTW / WTW has limited capacity, this could be mitigated through a growth project Some localised impacts on watercourses may occur during the development phase of this site if the northern part of the site where developed.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions although given the size of the site this is not likely to be significant. ○ This could be mitigated through the development of FR116 which is a very large residential development that could provide nearby homes for employees. The site is on a busy bus route so that could reduce commuter traffic.	0
Soil	**--**	○ The proposed development would result in the loss of some prime agricultural land.	--
Biodiversity	**0**	The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**0**	○ The nature of land use in the area will be changed and displaced but this has already occurred directly adjacent to the site with the construction of the new A90. The effects on landscape character would not be significant. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0

Population	**0**	The site is currently dislocated from the settlement but within reasonable distance providing additional employment opportunities relatively close to Balmedie	0
Human Health	**0**	○ Unlikely to have a significant impact on human health	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR080 Site 2, East of A90, South Orrock, Balmedie		**Proposal: Employment Land - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ Only potential impact would be localised due to site being isolated away from any settlement yet consisting of an employment development which may include heavy industrial processes etc. ○ Impact likely to be veiled due to new road being built on adjacent land	-
Water	0	○ The WWTW / WTW capacity is still to be confirmed for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This could be mitigated through the development of FR116 which is a very large residential development that could provide nearby homes for employees. The site is on a busy bus route so that could reduce commuter traffic.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	-
Biodiversity	+	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development will potentially result in the loss of existing trees, woodland and hedges. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	0

		○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	0	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	The site is currently dislocated from the settlement but within reasonable distance providing additional employment opportunities relatively close to Balmedie	0
Human Health	**0**	○ Unlikely to have a significant impact on human health	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR089 Land at Keir Farm, Balmedie		**Proposal: 500 homes - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ A proposal of this scale is likely to lead to a decrease in air quality, which can be mitigated as the settlement is on a bus route.	-/0
Water	**0**	○ The WWTW / WTW has capacity available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *good* The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	0
Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This would be reduced if the proposal provided opportunities to live/work or land adjacent was allocated for employment uses. ○ This site is close to a busy bus route and this could mitigate the need for commuter car use.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in remediation of contaminated soil.	0

Biodiversity	**+**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will potentially result in the loss of existing trees, woodland and hedges. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social Infrastructure and community facilities where a need has been identified, and these can be secured through developer obligations.	0
Population	**+**	○ A mix of house types proposed will result in housing choice for all groups of the population.	+
Human Health	**+**	○ It would not result in loss of open space / core paths, but provides opportunities for open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR103 Land at Blairton Farm, Balmedie	**Proposal: 6 homes**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**

Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ Water and waste water is not a constraint to this development	0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	**+**	○ The proposed development could result in remediation of contaminated soil.	+
Biodiversity	**+/-**	○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts as Bats may be using the site. ○ The development may result in the loss of existing trees, woodland and hedges. ○ The development will enhance biodiversity through redevelopment of brownfield land. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**0**	○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The impact will depend on the level of existing landscaping being retained	0
Material Assets	**-**	○ There are infrastructure constraints associated with the site relating to education provision at Balmedie Primary School, which could have a *temporary affect*. However, the scale of development would not lead to a significant level of contribution towards the school. ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities and where needs are identified mitigation could be sought through developer obligations.	0
Population	**0**	○ Limited mix of house types proposed resulting in a reduced housing choice for all groups of the population although semi-detached housing is welcomed. This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**+**	○ Unlikely to have any effects on the historic environment and could improve it. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	+
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR116 Land at Blairton, Balmedie		Proposal: 1650 homes - RESERVED	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**--**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality due to transport emissions resulting from this scale of development. ○ However it is in an accessible location close to a busy bus route that could help to reduce commuter traffic	-
Water	**0**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Additional WWTW would be required but this is a generic issue and a growth project would be expected for a development of this scale	0
Climatic Factors	**--**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This would be reduced if the proposal provided opportunities to live/work or land adjacent was allocated for employment uses and has sufficient public transport (Balmedie is on a major bus route).	-
Soil	**--**	○ The proposed development would result in the loss of prime agricultural land.	--
Biodiversity	**+ +**	○ The development of commercial arable agricultural land to residential and community uses including green corridors, riparian areas and park land will lead to a opportunity to significantly improve the biodiversity of site. ○ The development would help preserve the existing Local Nature Conservation Area adjacent to the site and will enhance biodiversity through provision of a significant amount of semi natural space. ○ The development would enhance existing green networks and improve connectivity/function or create new links where needed.	++
Landscape	**-**	○ The nature of land use in a specific part of the area will be changed and be displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. However given the development would be in keeping with the pattern of settlement along the coast and would protect the most sensitive landscape features this impact is not likely to be significant long term and the effects are only likely to have low impact in the long term.	0
Material Assets	**+**	○ The site has very limited constraints in terms of vehicular access as a grade separated junction off the new A90 would provide excellent access to the site from and to Aberdeen without the need to access via Balmedie ○ Proposal of this scale could have a positive effect through provision of affordable housing, water / waste water infrastructure, transportation infrastructure. ○ The developer has not proposed a new secondary school and as such the scoring reflects that this has not been addressed in the submission. If a secondary site could be made available then this proposal would receive a ++ score.	+
Population	**+**	○ A mix of hose types is proposed resulting in a housing choice for all groups of the population	+

		○ If employment land and mixed use. The development would allow integration of the people where they meet and work. Employment opportunity in the village.	
Human Health	**+**	○ It would result in a significant increase in open space, green networks and connectivity leading to a benefit to human health. ○ If a community campus could be provided this would avoid the need for travel and enhance non motorised options for access to Secondary Provision in the area	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR124 Land at Elgie Farm, Balmedie	**Proposal: 220 homes**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW has capacity for this area. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ No identified impacts	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Small area of prime agricultural land within site.	-
Biodiversity	**+**	○ The development will enhance biodiversity through enhancement and extension of existing woodland area to the south, and provide links to green space network within settlement.	+
Landscape	**0**	○ Significant development that would further alter the character of the area, however it already has an allocation. However the site is relatively flat and would appear to be a logical extension to the existing settlement. The impact could be mitigated by strategic landscaping/reinstatement of the woodland belt to the south. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**+**	○ The proposal will not lead to any significant pressure on local infrastructure – education capacity/contributions will have been factored into the developer's viability considerations.	+

		○ Affordable housing to be provided, in excess of policy requirement	
Population	**+**	○ Good mix of house types proposed. ○ The development would allow integration of the people through mixed tenure of housing . In any case this would be mitigated through compliance with the Local Development Plan policies.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Links and improved access to open space	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR022 Land at Millden, Balmedie		**Proposal: 500 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**--**	○ A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants) due to increased traffic flow in Balmedie. The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. The site is near to services and a busy bus route so this could reduce private vehicle emissions.	-
Water	**--**	○ The WWTW is not available for this area. The proposal is likely to have a significant negative effect. Impacts are likely to be localised and medium/long term. This impact would be mitigated if the development could connect to the public sewer. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is poor. The effects can be significant in the longer term. A buffer strip could potentially mitigate this impact.	-
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however there is a good bus service so the emission increase would be less than a similar development in a more remote location.	-

		○ Site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phase. These are considered neutral in impact	0
Biodiversity	**0**	○ The development is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity. could affect the conservation objectives and natural features of any international, national or locally important designated. Good quality open space could enhance biodiversity.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ The proposal could have a long term impact on the sewage network and schools without appropriate investment. This is considered to be a short term impact. The proposal includes a primary school and where a need is identified for any other community facilities / infrastructure these could be mitigated through developer obligations.	0
Population	**- /?**	○ No indication of the mix of house types proposed could result in a limited housing choice for all groups of the population. In accordance with LDP policy a sustainable mix of house type and tenure would be required with a minimum of 25% affordable housing.	+
Human Health	**-**	○ The development would cause the long term loss of recreational open space. This impact would be long term. ○ Population not at risk from hazardous developments.	-
Cultural Heritage	**0**	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR128 Land at Southfolds Farm, Balmedie		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0

Water	**--**	○ A proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity. Impacts are likely to be localised and medium/long term. This could be mitigated by the delivery of FR089 which would deliver a Scottish water growth project.	0
Climatic Factors	**?**	○ The Site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term. ○ A proposal on this scale is unlikely to have any effect on CO2 emissions.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of a certain contaminant(s) in soil, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long term.	-
Biodiversity	**0**	○ Proposal would have a neutral effect as it is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**--**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie Primary School, which will have a long-term effect. These constraints could potentially be mitigated via developer obligations.	-
Population	**?**	○ Significance of effects is uncertain if house type is unknown. This will be mitigated through LDP policy for sustainable mixed houses with a minimum of 25% affordable housing.	+/0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ The population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR148, Hill of Keir, Balmedie	**Proposal: 21 homes**

SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	Effect - post mitigation
Air	**0**	○ Individual developments are unlikely to have any effects on air quality	0
Water	**--**	○ The WWTW has no capacity in the area WWT is likely to be through septic tanks and it is unlikely to have a significant effect on water quality. It does not propose private water abstraction. Due to the location of the proposal, it is unlikely that this could be mitigated through connection to a mains sewer.	0
Climatic Factors	**0**	○ The site has no land at flood risk. ○ Proposals of this scale are unlikely to have any effect on CO2 emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**0**	○ The proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity	0
Landscape	**--**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The landscape setting of the area may be impacted upon from the south. ○ This could potentially be mitigated through strategic planting / screening	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie Primary.	-
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.	+/-
Human Health	**0**	○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space ○ The population is not at risk from hazardous developments	0
Cultural Heritage	**0**	○ The development is unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

BARTHOL CHAPEL

Preferred Sites

Site Ref: FR059 Land at Barthol Chapel, Barthol Chapel		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
Water	--	○ WWTW capacity is unknown 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. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term. ○ A watercourse runs through the site a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated in the development requirements of the opportunity site.	-/?
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However a site of this scale is unlikely to have any effect on CO2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to maintain or enhance existing green networks. ○ However some biodiversity enhancements are proposed.	0/+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	0

		○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	+	○ Development could support Barthol Chapel Primary School which is forecast to be significantly under capacity by 2022. ○ The proposal could lead to additional pressure on secondary school education and local roads infrastructure. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Development seeks to retain land currently designated as protected land as open space to be 'village green' with safe route to school.	+/-
Population	+	○ Development offers housing choice in areas which is largely limited in terms of availability of housing.	+
Human Health	+	○ Open space provision and enhancements proposed increases accessibility to green space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

BELHELVIE

Preferred Sites

Site Ref: FR024 Cairntack (East), Belhelvie		**Proposal: 49 homes (increased from 25 homes)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WWTW / WTW capacity is unknown for this area. The WWTW could be resolved with communications with Scottish Water and if required a growth project, or by private drainage as proposed.	--
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is not within an identified flood risk area.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ Unlikely to have a long-term adverse impact on biodiversity. ○ A range of biodiversity enhancements are proposed.	0
Landscape	0	○ The proposal is of a scale and in location which is unlikely to have any effects on landscape quality, subject to appropriate screening and design of the properties. If allocated, mitigation measures will be stated as part of the development requirements for the site or designated as protected land.	0
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities and infrastructure. Where there is an identified need these impacts can be mitigated through developer obligations. ○ There is insufficient education and WWTW provision, however, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	0	○ Some mix of house types proposed resulting in some housing choice for all groups of the population. Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.	+/0
Human Health	0	○ The development is unlikely to have any effects on existing pathways or access to existing open space. ○ The site is not within hazardous site.	0
Cultural Heritage	0	○ The development will not have long-term and permanent negative from heritage site due to its location.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect		

	0 = neutral effect ? = uncertain effect	

Site Ref: FR131 Land to East of Cairn View, Belhelvie		**Proposal: 41 homes (increased from 15 homes)**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WWTW does not have the capacity for this area. An upgrade to an adoptable standard would be required ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	0/-	○ There would be minimal CO2 emissions from general heating and travel. ○ Some surface water flood risk on site. SuDS or other measures would mitigate surface water drainage issues.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development would have no contribution in enhancing existing green networks and improve connectivity/function or create new links. ○ Mitigation measures, such as a native tree planting would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, these mitigation measures would be stated as part of the development requirements of the site.	0
Landscape	-	○ In light of the *scale and location* of the proposal, it would have minimal impact on the landscape character and the effect is likely to be short term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely education provision at Balmedie Primary School, and lack of WWTW capacity. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-/0
Population	0	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0

Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment as there is no special built heritage features set close to the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR025 Cairntack (West), Belhelvie		**Proposal: 50 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WWTW / WTW capacity is unknown for this area. The WWTW could be resolved with communications with Scottish Water and if required a growth project, or by private drainage as proposed.	-/?
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is not within an identified flood risk area.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	+	○ Unlikely to have a long term adverse impact on biodiversity. ○ A range of biodiversity enhancements are proposed.	+
Landscape	0	○ The proposal is of a scale and in location which is unlikely to have any effects on landscape quality, subject to appropriate screening and design of the properties. If allocated, mitigation measures will be stated as part of the development requirements for the site or designated as protected land.	0
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities and infrastructure. Where there is an identified need these impacts can be mitigated through developer obligations. ○ There is insufficient education and WWTW provision, however, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0

Population	0	○ Some mix of house types proposed resulting in some housing choice for all groups of the population. Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.	+
Human Health	0	○ The development is unlikely to have any effects on existing pathways or access to existing open space. ○ The site is not within hazardous site.	0
Cultural Heritage	**0**	○ The development will not have long-term and permanent negative from heritage site due to its location.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

BEREFOLD

Preferred Sites

None.

Alternative Sites

Site Ref: FR013 Land at the Former Overton Piggery, Berefold		**Proposal: 6 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality	0
Water	**--**	○ WTW is not available for this area.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This cannot be mitigated due to the location. ○ The development is not in an area identified at flood risk.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**+**	○ The development will enhance biodiversity through redevelopment of brownfield land.	+

Landscape	**-**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. This could be mitigated through strategic planting and screening.	-
Material Assets	**0**	○ The quality of new asset, created through the development of this site would be minimal due to the size of the development.	0
Population	**-**	○ Proposal is all for detached houses with affordable housing contribution being proposed as a commuted sum.	-
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

BLACKDOG

Preferred Sites

None.

Alternative Sites

Site Ref: FR057 Land to West of A90, Blackdog		**Proposal: Commercial mixed use: Roadside Services, including petrol station, hotel, restaurant and drive thru**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Local trade may increase traffic flow, but development is meant to cater for passing trade. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**- -/?**	○ The WWTW / WTW capacity is not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	-/?

		○ With the information on the quality of water around the site, the effects can be significant in the longer term.	
Climatic Factors	**-**	○ The development is close to the AWPR and would be servicing passing vehicles so it would not be considered to be generating additional CO_2 emissions ○ Part of the development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment.	-
Soil	**0/-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**?/-**	○ The development of a greenfield site could affect gorse bush/unfarmed land to the south of the site, and could a have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ NESBReC have recorded water vole on Blackdog Burn. It is unknown if the development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ Along the Blackdog Burn, the development could maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development could fragment green networks, and cause habitat fragmentation / connectivity. ○ The development will result in the loss of existing gorse. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	-
Landscape	**-**	○ The nature of land use in the area will be changed and displaced as there is limited development west of the A90. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ Due to the scale and location of the proposal, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-/?**	○ There are a number of infrastructure constraints associated with the site, namely road access and water and waste water infrastructure. These could be overcome by consulting with roads and Scottish Water.	0
Population	**0**	○ The development would allow integration of the people to socialise. Employment opportunity in the area.	0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR113 Site OP1, Town Centre, Blackdog		Proposal: Identify as a principal town centre, the approved OP1 town centre development for 11,500sqm, retail floorspace, 850-seat cinema and 2,000sqm food and beverage (class 3) uses	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ Proposal will increase traffic flow, especially as the cinema, but it will serve the new Blackdog community, and the indicative masterplan shows land for a park and ride. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ There are good public transport links to blackdog that could mitigate against private vehicle emissions.	-
Water	**- -/?**	○ The WWTW / WTW capacity is not available for this area, however this is a significant development and these issues will be mitigated as part of the planning of the infrastructure required to support the development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. With the information on the quality of water around the site, the effects can be significant in the longer term.	-/?
Climatic Factors	**-**	○ The development could have a long-term negative impact due to attracting people to the area and increased emissions. However, a park and ride facility can be catered within the site, and so its effects should not be significant.	0
Soil	**0/-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**+/-**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could affect the conservation objectives and natural features of a locally important designated site (Blackdog to Bridge of Don LNCS, which includes important coastal habitats and is popular with sea ducks in the winter and breeding birds) if not sensitively constructed and has inadequate SUDS. ○ There are opportunities to enhance biodiversity. ○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+/-
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is farmland and is a planned extension to Blackdog. The impact could be mitigated by strategic landscaping.	0
Material Assets	**+**	○ Providing the water and waste water issue can be resolved, the proposal will not lead to any significant pressure on other local infrastructure. It is also part of a larger proposal that will result in the upgrade existing water and drainage infrastructure, and provide open space opportunities.	+
Population	**0**	The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0

Human Health	**0/+**	○ It would not result in loss of core paths. ○ Will provide small-scale opportunities for new areas of open space, as shown in the indicative masterplan of the approved PPP.	0/+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CULTERCULLEN

Preferred Sites

None.

Alternative Sites

None.

CUMINESTOWN

Preferred Sites

Site Ref: FR038 Land to the west of Cuminestown		**Proposal: 40 homes (proposal changed from 60 homes to exclude site FR039)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Developments of this scale are unlikely to have any effects on air quality	0
Water	--	○ The WWTW does not have the capacity to accommodate 40 homes. An upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development is on a greenfield site is near a watercourse where the quality of water bodies is *bad*. Impacts, if they occur will be long term.	-/0

		○ A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement to reflect this requirement as an opportunity to enhance the riparian habitat. A flood risk assessment may also be required.	
Climatic Factors	-	○ A proposal on this scale is unlikely to have any effect on CO^2 emissions through increased car travel. ○ The development is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long term. ○ Development seeks to avoid the flood risk zone – this area could form part of the open space provision. A FRA may also be required. If allocated, these mitigations would be stated in the development requirements of the opportunity site.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. These will be short term and should be considered a neutral impact.	0
Biodiversity	+	○ The proposal would have a positive effect as it proposes to conserve, protect and/or enhance significant habitat and maintain or enhance existing habitat connectivity (i.e. green networks) and create new connections.	+
Landscape	0	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality.	0
Material Assets	-	○ The proposal will have long term negative effects on the sewage network unless resolved by investment. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Development will help sustain local services and facilities.	0/+
Population	+	○ A mix of house types results in housing choice for all groups of the population.	+
Human Health	+	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments. ○ Development of the site will lead to long term improved access to existing open space (i.e. new pathways).	+
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR039, Land to the North of Teuchar Road (Phase 1) Cuminestown		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Developments of this scale are unlikely to have any effects on air quality	0

Water	--	○ The WWTW does not have the capacity to accommodate 40 homes. An upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development is on a greenfield site is near a watercourse where the quality of water bodies is *bad*. Impacts, if they occur will be long term. ○ A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement to reflect this requirement as an opportunity to enhance the riparian habitat. A flood risk assessment may also be required.	-/0
Climatic Factors	-	○ A proposal on this scale is unlikely to have any effect on CO^2 emissions through increased car travel. ○ The development is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long term. ○ Development seeks to avoid the flood risk zone – this area could form part of the open space provision. A FRA may also be required. If allocated, these mitigations would be stated in the development requirements of the opportunity site.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. These will be short term and should be considered a neutral impact.	0
Biodiversity	+	○ The proposal would have a positive effect as it proposes to conserve, protect and/or enhance significant habitat and maintain or enhance existing habitat connectivity (i.e. green networks) and create new connections.	+
Landscape	0	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality.	0
Material Assets	-	○ The proposal will have long term negative effects on the sewage network unless resolved by investment. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Development will help sustain local services and facilities.	0
Population	0	○ A mix of house types results in housing choice for all groups of the population.	+/0
Human Health	0	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments. ○ Development of the site will lead to long term improved access to existing open space (i.e. new pathways).	+
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

DAVIOT

Preferred Sites

None.

Alternative Sites

Site Ref: FR018 West of Wellpark, Daviot		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For a development of this scale, air quality is likely to have short to medium-term temporary insignificant effect.	0
Water	-	○ The WTW has limited capacity and could not service the full scale of proposed development. An upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term	0
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. No intervention is available to mitigate against this loss.	-
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Prime agricultural land is found within the proposed site. This is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ However biodiversity enhancements are proposed.	-/+
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	-

		○ Development risks impacting on adjacent designed landscape (Daviot Estate) and potential negative landscape impacts on approach to the village from the west. Due to the scale of development relative to the settlement, it is unlikely that strategic planting will mitigate impact.	
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ There is a WWTW capacity issue, also an education issue as Meldrum Academy is forecast to be over capacity. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ There are few facilities in the village and no services.	0
Population	+/0	○ Mix of house types proposed resulting in housing choice for all groups of the population.	+/0
Human Health	+	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Good access to walking/ cycling routes, and promoting active travel to facilities such as the primary school and hall.	+
Cultural Heritage	-	○ Siting and scale of development would impact on setting and sense of place provided by Daviot Estate. Due to the scale of development relative to the settlement, it is unlikely that strategic planting will mitigate impact.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR081 Land at Whiteley Farm, Daviot		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective.	0
Water	-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue and private drainage would be acceptable. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There are no measures available to mitigate against this. However a proposal of this scale is unlikely to have any effect on $C0^2$ emissions.	0

Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Site lies on Prime Agricultural Land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. This would have long term impact.	-
Biodiversity	0/-	○ As a mitigation against any negative impact, a buffer strip next to existing area of ancient woodland would provide biodiversity enhancement. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely education provision at Meldrum Academy, which will have a temporary affect. ○ There is also a WWTW capacity issue. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Site is not connected to any settlement, and there are few facilities in the nearby village of Daviot and no services.	0/-
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, as the proposal is for self build homes, it is unlikely there will be a mix of house types.	+/0
Human Health	0	○ It would not result in loss of open space / core paths, and potentially new path links could be provided but site not well connected. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	-	○ Site risks negative impact on Daviot Estate. Associated ancient woodland associated with the estate to be retained. ○ As a mitigation against any negative impact, a buffer strip next to existing woodland should be planted. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will be stated as part of the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR100 Land Adjacent to Norven, Daviot		Proposal: 3 homes	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ WWTW is not available in the area and private drainage have been proposed and due to the scale of the development, this alternative method is acceptable.	0
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal of this scale is unlikely to have any effect on CO^2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction.	0
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Biodiversity enhancement is proposed however this will make small scale impact.	0/+
Landscape	0/?	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ This is a small scale development which benefits from existing screening to east. Further landscaping would limit impact further.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely education provision at Meldrum Academy, which will have a temporary affect. ○ Consultation with relevant infrastructure provider will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.	-

		○ Site is not connected to any settlement, and there are few facilities in the nearby village of Daviot and no services.	
Population	0	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types, but the scale of development would have a negative impact.	-
Human Health	0/-	○ It would not result in loss of open space / core paths. ○ Site is distant from settlement with limited opportunity for foot/cycle path connectivity. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/-
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR101 Land West of Daviot, Daviot		**Proposal: Housing (Private/Self Build) – 37 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For a development of this scale, air quality is likely to have short to medium-term temporary insignificant effect.	0
Water	-	○ The WTW has limited capacity and could not service the full scale of proposed development. An upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. No intervention is available to mitigate against this loss.	0/-
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Prime agricultural land is found within the proposed site. This is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ However biodiversity enhancements are proposed.	0/+

Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ There is a WWTW capacity issue, also an education issue as Meldrum Academy is forecast to be over capacity. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ There are few facilities in the village and no services.	-
Population	-	○ Mix of house types proposed would result in limited housing choice for the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	-/+
Human Health	+	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Good access to walking/ cycling routes, and facilities such as the primary school and hall.	+
Cultural Heritage	**-**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR102 Land North of Woodland Gardens, Daviot		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue.	0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There are no measures available to mitigate against this. However a proposal of this scale is unlikely to have any effect on $C0^2$ emissions.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Site lies on Prime Agricultural Land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. This would have long term impact.	-
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development has potential to enhance existing green networks and improve connectivity/function or create new links where needed. ○ As a mitigation against any negative impact, a buffer strip next to existing area of ancient woodland would provide biodiversity enhancement. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely education provision at Meldrum Academy, which will have a temporary affect. ○ There is also a WWTW capacity issue. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Site is not connected to any settlement, and there are few facilities in the village and no services.	0/-
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, as the proposal is for self build homes, it is unlikely there will be a mix of house types.	+/0
Human Health	+/?	○ It would not result in loss of open space / core paths, and potentially new path links could be provided but site not well connected. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+/?

Cultural Heritage	0	○ Unlikely to have any significant effects on the historic environment as the site is remote (albeit close) from the House of Glack and its policies.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

ELLON

Preferred Sites

Site Ref: FR011 Hillhead Drive, Ellon		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects due to the scale of the development.	0
Water	0	○ The WWTW/WTW has capacity for this area. ○ Some impacts on the watercourse might occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, etc. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is *good*. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects and provide open space. If allocated, this mitigation would be stated in the development requirements of the opportunity site.	0
Climatic Factors	-	○ A proposal on this scale is unlikely to have any effect on CO2 emissions. Site is located adjacent to existing settlement with good connectivity. ○ The development is in an area identified at risk from *surface water* flooding and is likely to have a long-term effect on climate and the water environment. Impacts are likely to be localised. This could be mitigated through a flood risk assessment (FRA) and suitable SuDS. If allocated, this would be stated in the development requirements for the site.	0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result loss of agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	+	○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will enhance biodiversity due to the buffer strip around watercourse.	+

Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	0	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	-	○ There is a limited mix of homes proposed which are focused for the families. However, proposals must accord with the design policies in the LDP and include a mix of house types	0/+
Human Health	0	○ The development would not have any adverse impact on human health as there shall be no loss in core path or green network.	0
Cultural Heritage	0	○ There is no historic feature near the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR032 CC1 Ellon		**Proposal: Erection of Retail (Class 1) and Leisure Facilities (Class 11)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ The development includes retail units and leisure facilities which would result in minimal or no effects on air quality.	0
Water	-	○ It is unknown whether there is capacity for WWTW and WTW for this area. WWTW upgrade to an adoptable standard may be required ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high.	-/?
Climatic Factors	-	○ The development could have a long-term negative impact due to the likelihood of increased travel and increased emissions. ○ There is surface water and fluvial flooding risk associated with this site. This could be mitigated through appropriate SuDS treatment,) and buffer strips. Also a flood risk assessment (FRA may be required. If allocated, these mitigations would be stated in the development requirements for the site.	0

Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0/+	○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development would not degrade the existing biodiversity in the area. ○ Biodiversity enhancements are proposed.	0/+
Landscape	-	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-/0
Material Assets	+	○ Development presents infrastructural pressures associated with transport; water-delivery infrastructure; education; sewerage infrastructure; natural environment and waste management infrastructure (waste collection, transfer stations and composting facilities). ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures for traffic/roads issues, WWTW, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ However development provides retail and leisure uses for the local community, together with open space provision and potential links to core path network	+
Population	0	○ The development would allow integration of the people where they live and work. Employment opportunity in the town.	0
Human Health	**+**	○ Would increase provision of open space with potential for links to core path network.	+
Cultural Heritage	**-**	○ The development may have long-term and permanent negative effect on the siting of a Grade B listed building. The development may weaken the sense of place, and the identity of existing settlements. This can be mitigated with appropriate screening.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR090 OP1 Cromleybank Ellon		**Proposal: OP1, 980 homes (Mixed), Primary School, Employment Land**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**

Air	-	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development will increase traffic flow in Ellon. ○ A mixed use development may mitigate transport related air pollution. Also, site is near a busy bus route, which could reduce commuter traffic.	-/0
Water	+	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *good/high* ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The site is bisected by, and adjacent to, watercourses. Buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement to ensure the watercourses are integrated as positive features of the development. A flood risk assessment, water impact assessment and drainage impact assessment will also be required.	+
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near / next to a busy bus route [railway station], which could reduce commuter traffic. ○ The development is in an area identified at risk from *fluvial and surface water* flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could form part of the open space provision. If allocated, this mitigation would be stated in the development requirements for the site. A FRA will also be required.	-/0
Soil	-/+	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. ○ However, development will involve remediation of brownfield land.	-/+
Biodiversity	+	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. This provides opportunity to enhance green networks.	+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0

Material Assets	++	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Proposal of this scale is expected to have a significant positive effect through provision of affordable housing, new community facilities (school), employment land and new public transport. ○ Development is also expected to provide new planting (enhancing green networks) and foot/cycle paths. ○ Transportation/access arrangements not in place. Consultation with relevant infrastructure providers will be required.	++
Population	+	○ The mix of house types proposed will result in housing choice for all groups of the population. ○ The development would allow integration of the people where they meet and work. Employment opportunity in the settlement.	+
Human Health	+	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR092 Site at Cassiegills, Ellon	**Proposal: 150 homes - RESERVED**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	-	○ In terms of air quality, the development is likely to have long-term negative effect, particularly in towns where air quality is approaching the EU objective, including Ellon. ○ Site is on a bus route which could reduce commuter traffic.	-/?
Water	0	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The site is adjacent to watercourses and a buffer strip would be required to mitigate against any effects. There is also small scale flood risk associated with the existing watercourses. If allocated, the development requirements of the opportunity site would state the need for buffer strips and also a flood risk assessment to mitigate these effects.	0

Climatic Factors	-	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services) causing increased emissions. ○ The development is in an area identified at low risk from *cofluvial and surface water* flooding and is likely to have a long-term effect on climate and the water environment. However, part of the site found to be at risk from flooding could form part of the open space provision. A flood risk assessment (FRA) may also be required. If allocated, these mitigations would be stated in the development requirements for the site.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0/+
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-/0
Material Assets	0	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	+	○ The mix of house types proposed will result in housing choice for all groups of the population.	+
Human Health	0/+	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR031 South of A920		**Proposal: Mixed use development including 150 homes, retail and riverside park**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective, including Ellon. ○ Development is mixed use and site is next to a bus route, which are factors that could reduce commuter traffic.	-/?
Water	--	○ The WWTW / WTW does not have capacity for this area and an upgrade to an adoptable standard would be required ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high.	-/0
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however site is next to a bus route which could reduce commuter traffic. ○ There is small scale, surface water flooding associated with this site. This could be mitigated through a flood risk assessment (FRA) and buffer strips, and if allocated, these mitigations would be stated in the development requirements for the site.	-/?
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There would be loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	+	○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development would not degrade the existing biodiversity in the area. ○ Biodiversity improvements are proposed. ○ Mitigation measures such as compensatory planting would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	-	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	-/0

		○ Significant scale development would further alter the character of the area. However the site is relatively flat and the impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	--	○ Development presents infrastructural pressures associated with transport (roads and bridges); water-delivery infrastructure; education; sewerage infrastructure; natural environment and waste management infrastructure (waste collection, transfer stations and composting facilities). ○ Mixed use development provides a positive impact, but large scale development in this location presents an overdevelopment. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures for traffic, WWTW and school provision, and if allocated, the settlement statement will specify how to mitigate against these effects.	-/+
Population	+	○ Mix of house types proposed resulting in a reasonable housing choice for most groups of the population.	+
Human Health	0/+	○ Would not result in loss of open space / core paths. ○ There is potential to improve core path links.	0/+
Cultural Heritage	-	○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ The development may have long-term and permanent negative effect on the siting of a Grade B listed building. The development may weaken the sense of place, and the identity of existing settlements. This can be mitigated with appropriate screening.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR063 Site 1, Adjacent to Golf View, Ellon		**Proposal: 51 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in Ellon where air quality is approaching the EU objective. ○ There is a local bus service close by but this is unlikely to reduce commuter traffic.	-
Water	**--**	○ The WWTW / WTW is not currently available for this area and an upgrade to an adoptable standard would be required. A growth project is underway although completion timescale is unconfirmed.	-/?

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. As a small water course runs through this site which floods (surface water) its effects on the water environment could be negative. ○ A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. A flood risk assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	
Climatic Factors	**-**	○ Given the location of the site and that there is only one bus service passing the site, the development could have a medium-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at risk from surface water flooding, and is likely to have a long-term effect on climate and the water environment. The proposed SUDS pond would help to mitigate flooding downstream as a result of the housing development.	-/0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/-**	○ The site is on farmland, but is adjacent to Ellon Golf course and mature trees, where red squirrels have been recorded. As such it is likely to have medium-term adverse impact on biodiversity through disturbance to species that use the site as a habitat. However, animals may adjust to the presence of humans in the medium-long term. ○ The development includes an area of the green network, which will form part of the open space. It is adjacent to the Formartine and Buchan Way. In light of this, the proposal is unlikely to significantly enhance existing green networks or improve connectivity/function or create new links where needed. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.	0
Landscape	**--**	○ The development is a large extension into the landscape and would have a negative impact on the setting of Ellon and the landscape character, as much of the edge of Ellon in this area is screened by mature trees. Given the sensitivity of the site, the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ It may be possible to mitigate through strategic planting. If allocated a visual impact assessment landscape will be required and stated in the development requirements for the site.	-/?
Material Assets	**--**	○ Public sewage drainage is required, which will have a temporary affect subject to resolving these conditional matters. ○ The proposal will not lead to any significant pressure on other local infrastructure in the short term – Ellon Academy is forecast to be at 93% by 2022.	-/?
Population	**-**	○ House types are to be confirmed. Indicative plan shows individual plots (no flats) thereby it could provide only a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+

Human Health	0/+	○ Provision of new housing in conformity with new building standards can enhance good health for people. ○ The development would have no positive or negative impact on human health.	0/+
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR064 Site 2, Adjacent to Golf View, Ellon		**Proposal: Erection of 32 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW / WTW is not currently available for this area and an upgrade to an adoptable standard would be required. A growth project is underway although completion timescale is unconfirmed. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. As a small water course runs through this site which floods (surface water) its effects on the water environment could be negative. ○ A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. A flood risk assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	-/?
Climatic Factors	**0/-**	○ Given the location of the site and that there is only one bus service passing the site, the development could have a medium-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ Land to the west and south of the development is in an area identified at risk from surface water flooding, and is likely to have a long-term effect on climate and the water environment. The proposed SUDS pond would help to mitigate flooding downstream as a result of the housing development.	0/-
Soil	**-/0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ A small part of the site includes prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-/0
Biodiversity	**0/-**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0

		○ Construction of the site is likely to disturb species in and around the golf course, which has records of red squirrels, but the effect would be temporary. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.	
Landscape	**--**	○ The development is a moderately sized extension into the landscape and would have a negative impact on the setting of Ellon and the landscape character, as much of the edge of Ellon in this area is screened by mature trees. Given the sensitivity of the site, the effect is likely to be medium-term (i.e. if screening through strategic landscaping occurs). ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ It may be possible to mitigate through strategic planting. If allocated a visual impact assessment landscape will be required and stated in the development requirements for the site.	-/?
Material Assets	**-**	○ Public sewage drainage is required, which will have a temporary affect subject to resolving these conditional matters. ○ The proposal will not lead to any significant pressure on other local infrastructure in the short term – Ellon Academy is forecast to be at 93% by 2022.	-/?
Population	**-**	○ House types are to be confirmed. Indicative plan shows individual plots (no flats) thereby it could provide only a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health for people. ○ The development would have no positive or negative impact on human health.	0
Cultural Heritage	**0**	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR075 Parkview, Broomfield, Ellon		**Proposal: 3 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**

Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ WWTW is not available for this area and it is likely that septic tanks are required ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-
Climatic Factors	-	○ There would be minimal CO2 emission from general heating and travel due to scale of development. ○ The development is in an area identified at surface water flood risk and may have a long-term effect on climate and the water environment. It is very likely this could be mitigated through suitable SuDS. A flood risk assessment (FRA) may also be required, and if allocated, these mitigations would be stated as part of the development requirements for the site.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There would loss of agricultural land, although it is minimal. This is not *prime* agricultural land.	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	-	○ The development would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change. ○ The landscape would be altered and a group of housing would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.	-
Material Assets	0	○ There are a number of infrastructure constraints associated with the site, namely road access and drainage, which will have a temporary affect subject to resolving these conditional matters.	0
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, at this small scale there would be limited positive impact.	-
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health for people. ○ The development would have no positive or negative impact on human health.	0
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR076 Hornhillock Broomfield, Ellon		**Proposal: 3 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ WWTW is not available for this area and it is likely that septic tanks are required ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-
Climatic Factors	0	○ There would be minimal CO2 emission from general heating and travel due to scale of the development.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There would loss of agricultural land, although it is minimal. This is not *prime* agricultural land.	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	**-**	○ The development would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change. ○ The landscape would be altered and a group of housing would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.	-
Material Assets	0	○ There are a number of infrastructure constraints associated with the site, namely road access and drainage, which will have a temporary affect subject to resolving these conditional matters.	0
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, at this small scale there would be limited positive impact.	-
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health for people. ○ The development would have no positive or negative impact on human health.	0
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
	+ = positive effect ++ = significant positive effect		

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR084 North of Waterton House, Ellon	**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	○ Developments of this scale are unlikely to have any significant effects on air quality.	0
Water	0	○ WWTW connection to public drainage has been agreed (Invercannie WTW would service this development), although there is no capacity for WWTW in the area.	0
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site has good proximity to business land and public transport network which could reduce the need for travel.	0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There would be a loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Agricultural land has low biodiversity value and biodiversity enhancements are proposed.	0/+
Landscape	-	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	0/-	○ The proposal is not expected to lead to a significant increase in pressure on local infrastructure. ○ In terms of conformity with existing assets, the siting is not compatible with the adjacent large area of business land allocated.	0/-
Population	-	○ No mix of house types proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	0/+	○ Would not result in loss of open space / core paths – new improvement proposed by adding connections to segregated paths.	0/+

Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FINTRY

Preferred Sites

None.

Alternative Sites

None.

FISHERFORD

Preferred Sites

None.

Alternative Sites

None.

FOVERAN

Preferred Sites

Site Ref: FR065 Site 1, Land at Blairythan Terrace, Foveran		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Small scale proposal, not likely to have substantial impacts. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/0	○ The site is located in SEPA waste water drainage hotspot and WWTW has no capacity but growth project has been initiated – until complete proposal would rely on private drainage which would have a negative impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Small drainage ditch to north west unlikely to impacted on and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.	-/0
Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel. ○ Site is not within a flood risk area. ○ Individual houses can incorporate technology to minimise their carbon footprint but is small scale proposal.	0
Soil	-	○ Site is on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Limited opportunities for enhancement due to small site	0
Landscape	0	○ Site fits into settlement pattern. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal will not lead to any significant pressure on local infrastructure in the long term. ○ School role is low, and new housing would help sustain Foveran Primary School. Local shop has reportedly closed, but more housing could sustain it should it re-open.	+

Population	+	○ Limited information, plot sizes are fairly consistent but a good mix of house types could be easily achieved and proposals must accord with the design policies in the LDP and include a mix of house types	+
Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR066 Site 2, Land East of Tipperty Industrial Estate, Tipperty		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Small site/development, unlikely to have any significant impact ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/0	○ Site is located in SEPA waste water drainage hotspot and WWTW has no capacity but growth project has been initiated – until complete proposal would rely on private drainage which would have a negative impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel. ○ Site is not within a flood risk area. ○ Individual houses can incorporate technology to minimise their carbon footprint but is small scale proposal.	0
Soil	-	○ Site is on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Limited opportunities for enhancement due to small site	0
Landscape	0	○ Site would fit into settlement pattern if adjacent site is brought forward as housing (bid site FR065), otherwise will be somewhat disconnected. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0

Material Assets	+	○ The proposal will not lead to any significant pressure on local infrastructure in the long term. ○ School role is low, and new housing would help sustain Foveran Primary School. Local shop has reportedly closed, but more housing could sustain it should it re-open.	+
Population	+	○ Limited information, plot sizes are fairly consistent but a good mix of house types could be easily achieved and proposals must accord with the design policies in the LDP and include a mix of house types	+
Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR067 Site 3, Land East of Tipperty Industrial Estate, Tipperty		**Proposal: 49 homes (increased from 38 homes)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Small site/development, unlikely to have any significant impact ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/0	○ The site is located in SEPA waste water drainage hotspot and WWTW has no capacity but growth project has been initiated – until complete proposal would rely on private drainage. However, indicative layout shows treatment plant included on site, nonetheless there would be a negative impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Small drainage ditch to north west unlikely to impacted on and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.	-/0
Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel. ○ Site is not within a flood risk area. ○ Individual houses can incorporate technology to minimise their carbon footprint but is small scale proposal.	0
Soil	-	○ Site is on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-

Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Limited opportunities for enhancement due to small site and lack of surrounding habitat to extend/enhance.	0
Landscape	0	○ Would alter the entrance/exit from Foveran on Blairythan Terrace, currently open agricultural aspect, but development is consented across the road so would not be alien or out of character. ○ And, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal will not lead to any significant pressure on local infrastructure in the long term. ○ School role is low, and new housing would help sustain Foveran Primary School. Local shop has reportedly closed, but more housing could sustain it should it re-open.	+
Population	+	○ Limited information, plot sizes are fairly uniform but a good mix of house types could be easily achieved and proposals must accord with the design policies in the LDP and include a mix of house types.	+
Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR082 Land Adjacent to Former A90, North of Westfield Road, Foveran	**Proposal: 14 homes**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	○ Small scale proposal, not likely to have substantial impacts. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/0	○ The site is located in SEPA waste water drainage hotspot and WWTW has no capacity but growth project has been initiated – until complete proposal would rely on private drainage which would have a negative impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0

Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel. ○ Site is not within a flood risk area. ○ Individual houses can incorporate technology to minimise their carbon footprint but is small scale proposal.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in some loss of prime agricultural land on part of the site. Site is on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Small scale biodiversity enhancements proposed.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal will not lead to any significant pressure on local infrastructure in the long term. ○ School role is low, and new housing would help sustain Foveran Primary School. Local shop has reportedly closed, but more housing could sustain it should it re-open. ○ Site will fit well with the settlement pattern once OP1 has been built out. ○ Access arrangements require clarification: consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	+
Population	+	○ Potential mix of house types resulting in housing choice for all groups of the population - proposals must accord with the design policies in the LDP and include a mix of house types.	+
Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Site promotes active travel opportunities.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR109 Land to South West of Foveran		**Proposal: 580 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ In terms of air quality, the development is likely to have long-term negative effect on air quality.	-
Water	--	○ The information on WWTW and WTW was not found. If there are capacity constraints these could be mitigated through growth projects and developer obligations. ○ Part of the site is within waste water drainage hotspots ○ Surface water drainage hotspots are scattered some parts of the site. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	--
Climatic Factors	--	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development can be identified as an area of flood risk and is likely to have a long-term effect on climate and the water environment. A flood impact assessment may be able to provide some mitigation to this constraint.	-
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the significant loss of prime agricultural land.	--
Biodiversity	-	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	-
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Significant scale development that would further alter the character of the area and is beyond what could be easily consolidated.	-
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely drainage, which will have a *temporary affect*. A development of this scale would be required to make significant contributions through developer obligations that would mitigate for the impact of the development in terms of education, community facilities and infrastructure.	0
Population	-	○ Limited mixed house proposed resulting in a limited housing choice for all groups of the population. However, LDP policies requires a mix of house types and affordable homes.	+
Human Health	+	○ It would not result in loss of open space / core paths. ○ Would provide opportunities for open space.	+

		○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	**-**	○ Rubbing stones on site. Proposal would need to avoid this site and protect its setting if allocated. However, given the scale of the proposal, the stones are likely to be negatively affected.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR142 Land West of A90 (Phase 1), North of Blairythan, Foveran		**Proposal: 150 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ Half of the site is located in SEPA waste water drainage hotspot and WWTW has no capacity. However, growth project has been initiated – proposal would rely on private drainage until WWTW capacity confirmed, which would have a negative impact. This impact is likely to be medium/long term. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/?
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near / next to a busy bus route, which could reduce commuter traffic.	-/0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Site is on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ The development of a greenfield site is likely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ However site has potential to provide biodiversity enhancements to offset the impact of development.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-/0

		○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The development would create an unnatural extension to the north of the settlement which would erode the character or the original form of the settlement. If the site is allocated a visual impact assessment will be required and stated in the development requirements for the site. ○ The impact is likely to have long-term effects.	
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely drainage which will risks a medium/long term *effect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A new school is proposed as part of the development.	-/+
Population	+	○ The mix of house types proposed will result in a better housing choice for all groups of the population.	+
Human Health	+	○ It would not result in loss of open space / core paths. ○ Site has potential to provide open space proportionate with the scale of allocation. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ SMR is within the site (a farmstead still in use). ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ However, it is expected that the development design layout could accommodate the building and use the opportunity to enhance sense of place. As such, the development is unlikely to have any significant effects on the historic environment in the long term.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR143 Land West of A90 (Phase 2), North of Blairythan, Foveran		**Proposal: Housing (mixed) estimated 410 home**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	-	○ Due to the scale of the development it is likely to have a medium/long-term negative effect on air quality. ○ The site is near a bus route which could help reduce commuter traffic.	-/0

Water	--	○ Half of the site is located in SEPA waste water drainage hotspot and WWTW has no capacity. However, growth project has been initiated – proposal would rely on private drainage until WWTW capacity confirmed, which would have a negative impact. This impact is likely to be medium/long term. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.	-/?
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near / next to a busy bus route, which could help reduce commuter traffic.	-/0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Site is partially on Class 3.1 prime agricultural land, proposal would result in loss. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ The development of a greenfield site is likely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ However site has potential to provide biodiversity enhancements to offset the impact of development.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The development would create an unnatural extension to the north of the settlement which would erode the character or the original form of the settlement. If the site is allocated a visual impact assessment will be required and stated in the development requirements for the site. ○ The impact is likely to have long-term effects.	-/0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely drainage which will risks a medium/long term *effect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A new school is proposed as part of adjacent development (Bid Site FR142) which would comprise phase 1 of this development.	-/+
Population	+	○ The mix of house types proposed will result in a better housing choice for all groups of the population.	+
Human Health	+	○ It would not result in loss of open space / core paths. ○ Site has potential to provide open space proportionate with the scale of allocation. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

FYVIE

Preferred Sites

None.

Alternative Sites

Site Ref: FR125 Land North East of Peterwell Road, Fyvie		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
Water	**-**	○ Fyvie WTW has limited capacity – a growth project will be required. ○ Due to the scale of development proposed and the latest information, this is unlikely to be an issue and private drainage would be acceptable. ○ The effect on the water environment also depends on; potential deterioration of a waterbody and the extent to which the allocation connects to public sewage infrastructure.	0/?
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	**0**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Impact on Fyvie Gardens and Designed Landscape.	0

		○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	**+**	○ Development could support Fyvie Primary School and Turriff Academy which are both forecast to be under capacity by 2022.	+
Population	**+/0**	○ Development offers housing choice in areas which is largely limited in terms of availability of housing.	+/0
Human Health	**0**	○ Open space provision and enhancements proposed increases accessibility to green space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Opportunity to walk to services including local shop and primary school.	0
Cultural Heritage	**-**	○ The development would have permanent negative effect on the Battle of Fyvie battleground. The development may weaken the sense of place, and the identity of existing settlements. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR126 Land West of Fyvie Primary School, Fyvie		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
Water	**-**	○ Fyvie WTW has limited capacity – a growth project will be required. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	-
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0

		○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	
Landscape	**0**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Impact on Fyvie Gardens and Designed Landscape. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**+**	○ Development could support Fyvie Primary School and Turriff Academy which are both forecast to be under capacity by 2022.	+
Population	**+/0**	○ Development offers housing choice in areas which is largely limited in terms of availability of housing, although proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	**0**	○ Open space provision and enhancements proposed increases accessibility to green space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Opportunity to walk to services including local shop and primary school.	0
Cultural Heritage	**-**	○ The development would have permanent negative effect on the Battle of Fyvie battleground. The development may weaken the sense of place, and the identity of existing settlements. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

GARMOND

Preferred Sites

None.

Alternative Sites

Site Ref: FR087 Site OP1 Garmond North		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW capacity 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. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ However, the site is near bus route, which could reduce commuter traffic.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the partial loss of prime agricultural land.	-
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.	0
Landscape	**0**	○ Over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and will ultimately fall in line with the current pattern of development.	0
Material Assets		○ There are a number of infrastructure constraints associated with the site, namely waste water capacity, which will have a *long term or temporary affect*. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social Infrastructure (schools, housing, healthcare facilities); previously developed land;	0

	0	minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).	
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However this is consistent with existing pattern of development observed in settlement. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types and must match with the existing the density of the settlement, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements and Garmond SMR in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KIRKTON OF AUCHTERLESS

Preferred Sites

Site Ref: FR114 Small Site at Kirkton of Auchterless, Turriff		**Proposal: 2 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+/0**	○ The WWTW and WTW has capacity is available for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+/0

Climatic Factors	**0**	○ The development is unlikely to lead to effects on climate.	0
Soil	**-**	○ The site contains prime agricultural land which would be lost to the development and this would be irreversible.	-
Biodiversity	**0**	○ No significant loss or benefit to wildlife.	0
Landscape	**0**	○ Natural ridgeline would be breached but given nature of proposal impact would not be so significant to warrant a negative effect on the landscape.	0
Material Assets	**0**	○ There would be minimal infrastructure requirements and no improvement would be required.	0
Population	**-**	○ There would be no real effect on population. ○ The different of house types would not apply due to the number of homes proposed.	-
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR115 Large Site at Kirkton of Auchterless, Turriff		**Proposal: 12 homes - RESERVED**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW / WTW has capacity is limited for this area however development could not proceed as proposed without an upgrade was available and therefore as the site is unlikely to be allocated for a large number of units no effects are predicted. An upgrade to WWTW could have a detrimental effect on water.	-
Climatic Factors	**-/0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	-/0
Soil	-	○ The proposed development would involve the loss of 2ha of prime agricultural land.	-

Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity. There is enhancement options on site but no details provided by the application. Overall this is neutral.	0
Landscape	**0**	○ The nature of land use in the area will be changed but there is unlikely to be any significant effect on the relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**+/0**	○ Mix of house types promoted would be of some minor benefit as limited variation in existing stock. Contributions to improved playspace may have material improvement in settlement.	+/0
Human Health	**0**	○ Unlikely to have any effects on the human health	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR144 Auchterless Turriff, Auchterless Car Park Project		**Proposal: Auchterless Car Park Project**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	**0**	○ Site is not within an identified flood risk area.	0
Climatic Factors	**0**	○ A proposal on this scale is unlikely to have any effect on CO2 emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	0
Biodiversity	**0**	○ The proposal would have a neutral effect as it is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity	0
Landscape	**0**	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality.	0

Material Assets	**0**	○ The proposal will not lead to a significant increase in pressure on local infrastructure.	0
Population	**0**	○ Significance of effects on population is likely to be minimal.	0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR137 Site Opposite Smallburn Cottage, Auchterless, Turriff		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW capacity is insufficient for this area and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is next to the River Ythan where the quality of water is only moderate. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	0/-
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-

Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. Some disturbance to the woodland is likely, especially during the construction phase. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0/+
Landscape	**-**	○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, line, pattern, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ The St Donans Cottages Septic Tank has capacity for less than 10 homes. ○ Unknown if private WWTW are possible given the proximity of the River Ythan and topography for the site.	-
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policies require poprosals to have a mix of house types.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

METHLICK

Preferred Sites

Site Ref: FR014 OP2 Methlick		**Proposal: 8 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WTW has capacity for this area. ○ The WWTW does not have the capacity for this area and an upgrade to an adoptable standard would be required. However this has proven a constraint to OP2 development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *high*.	-
Climatic Factors	-	○ The development could have a short-term negative impact due to the potential for increased travel (construction works) and increased emissions. ○ Proposal of this size is unlikely to increase CO_2 emission in the long run due to the scale of the site and location close to local services and facilities. ○ Part of the site is found to be at risk of surface water flooding but this could form part of the open space provision. The potential for landscaped SUDs area providing feature open space, landscaped with native planting is identified. A FRA may also be required. If allocated these mitigations would be stated as part of the development requirements of the site.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	-	○ The development would not have positive or negative effect on conserving, protecting and enhancing the diversity of species and habitats and the natural heritage of the area. ○ The development is unlikely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is can maintain or enhance existing green networks and improve connectivity/function or create new links where needed. Buffer planting adjacent to ancient woodland will enhance existing green network.	0

		○ The development will result in the loss of existing trees, woodland and hedges but suitable compensatory planting can mitigate this impact.	
Landscape	0	○ The nature of land use in the area will not be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+/-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ The site is expected to enhance extensive area of parkland to the north by linking up new footpaths and tree lined streets throughout the development. ○ There are associated infrastructure constraints, namely a school capacity issue at Methlick PS and Meldrum Academy, and a WWTW issue, however consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	+/-
Population	0	○ House types is not known except for 3-4 bedroom houses. However, proposals must accord with the design policies in the LDP and include a mix of house types. However due to scale of site this is likely to be limited.	+/0
Human Health	+	○ Would not result in loss of open space / core paths. ○ Population not risk at hazardous development. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ There will be no impact on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LSite Ref: FR034 Cottonhillock 2, Methlick		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have an impact on air quality. Any impact on air quality would likely be limited to the construction phase.	0

Water	-	○ There is insufficient WWTW capacity available for this area and an upgrade to an adoptable standard would be required. ○ It is unknown whether the WWTW has capacity for this development.	-/?
Climatic Factors	0	○ The development site is not situated within a known flood extent, or adjacent to watercourses and therefore is not likely to suffer fluvial flooding. ○ The site is generally well connected to the rest of the settlement (within 400m of various amenities including bus stops) and therefore would encourage sustainable modes of transport. ○ Although the site is more than 1km from the nearest employment sites, which may have a long term negative impact due to emissions from private car usage, a proposal on this scale is unlikely to have any effect on C02 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development would present opportunities to enhance biodiversity through the planting of native tree species and formation of ponds/soakaways, which would provide a long term benefit. ○ Opportunity to create and enhance habitats within the scheme through structural planting, open space and landscaping. If the site is allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision at Methlick PS and Meldrum Academy, which will have a *temporary effect*. ○ However consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Development would contribute towards the community's housing goals and has potential to contribute native tree planning and open space provision.	+
Population	+/0	○ Mix of house types proposed resulting in a housing choice for all groups of the population.	+/0
Human Health	+	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Good access to community facilities and general amenities (within 400m of the site), which would encourage sustainable forms of transport, leading to a positive impact on human health.	+
Cultural Heritage	-	○ The development will have long-term and permanent effect on the setting of gardens and designed landscapes.	-/0

		○ The impact is likely to be limited through the siting of the development site on the edge of the Designed Landscape designation, and adjacent to the existing settlement –would be read as a continuation of the urban form. ○ The internal focus of the designed landscape (around Haddo House) would lessen the impact. ○ The impact could be mitigated through structural planting.	
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR040 Land at Sunnybrae Croft, Methlick		**Proposal: 7 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ The WWTW has very limited capacity for this area, and an upgrade to an adoptable standard is likely to be required. ○ Some localised impacts on watercourses may occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *good*.	-/?
Climatic Factors	-	○ A proposal on this scale is unlikely to have any effect on CO^2 emissions. ○ Part of the site found to be at risk from surface water flooding will not be included within an allocation and could be mitigated through SuDS and part of the open space provision. A flood risk assessment (FRA) may be required. If allocated, these mitigations would be stated as part of the the development requirements for the site.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The proposal would have a neutral effect as it is of a scale or in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity. ○ New tree planting proposed.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Development to the east will have a localised negative impact on the setting of the town. However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects, the site is a logical	0

		extension to the existing allocation and impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site.	
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ There are associated infrastructure constraints, namely a school capacity issue at Methlick PS and Meldrum Academy, and a WWTW issue, however consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Development provides new homes of an appropriate mix that would contribute contribute to a sustainable community. ○	-/+
Population	+/0	○ A positive impact is anticipated as a mix of house types are proposed resulting in a housing choice for all groups of the population.	+/0
Human Health	0	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	0	○ The development will be unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR046 Site Adj to Bellmuir Lodge Methlick		**Proposal: 8 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The scale of development would not have a major negative impact on air quality.	0
Water	--	○ The WWTW has very limited capacity for this area, and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses may occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *good*. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. A flood risk assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	-

Climatic Factors	-	○ The development could have a short-term negative impact due to the potential for increased travel (construction works) and increased emissions. ○ Proposal of this size is unlikely to increase CO_2 emission in the long run due to the scale of the site and location close to local services and facilities. ○ Part of the site is found to be at risk of surface water flooding but this could form part of the open space provision. The potential for landscaped SUDs area providing feature open space, landscaped with native planting is identified. A FRA may also be required. If allocated these mitigations would be stated as part of the development requirements of the site.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ The development of a greenfield site is likely to have adverse impact on biodiversity through the loss of habitats or habitat fragmentation or disturbance to species that use the site as a habitat. ○ The development shall not enhance existing green networks, however will improve connectivity or create new links where needed. ○ The development shall enhance biodiversity via providing wildflower, drystone wall and open space.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced due to the topography at the north of the site. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The site would be relatively visually prominent in the landscape. It is proposed that access would be made by cutting through a hill which will alter the landscape character. It is unlikely that strategic planting will sufficiently mitigate this effect.	-
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision at Methlick PS and Meldrum Academy, which will have a *temporary effect*. ○ However consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-/0
Population	**-**	○ A mix of house types is not proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types. However due to scale of site this is likely to be limited.	+/0
Human Health	**0**	○ Would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Population is not at risk from hazardous development.	0
Cultural Heritage	-	○ The development will have long-term and permanent negative effect on the setting of listed buildings and gardens. The development risks weakening the sense of place and identity of the existing settlement. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ It would not be possible to mitigate against erosion of sense of place/place identity through new developments.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR047 Site Adj to Bellmuir Lodge Methlick		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The scale of development would not have a major negative impact on air quality.	0
Water	--	○ The WWTW has very limited capacity for this area, and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses may occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *good*.	-
Climatic Factors	-	○ The development could have a short-term negative impact due to the potential for increased travel (construction works) and increased emissions. ○ Proposal of this size is unlikely to increase CO_2 emission in the long run due to the scale of the site and location close to local services and facilities. ○ Part of the site is found to be at risk of surface water flooding but this could form part of the open space provision. The potential for landscaped SUDs area providing feature open space, landscaped with native planting is identified. A FRA may also be required. If allocated these mitigations would be stated as part of the development requirements of the site.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ The development of a greenfield site is likely to have adverse impact on biodiversity through the loss of habitats or habitat fragmentation or disturbance to species that use the site as a habitat. ○ The development shall not enhance existing green networks, however will improve connectivity or create new links where needed. ○ The development shall enhance biodiversity via providing wildflower, drystone wall and open space.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced due to the topography at the north of the site. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The site would be relatively visually prominent in the landscape. It is proposed that access would be made by cutting through a hill which will alter the landscape character. It is unlikely that strategic planting will sufficiently mitigate this effect.	-
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision at Methlick PS and Meldrum Academy, which will have a *temporary effect*.	-/0

		○ However consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	
Population	-	○ A mix of house types is not proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types. However due to scale of site this is likely to be limited.	+/0
Human Health	0	○ Would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Population is not at risk from hazardous development.	0
Cultural Heritage	-	○ The development will have long-term and permanent negative effect on the setting of listed buildings and gardens. The development risks weakening the sense of place and identity of the existing settlement. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ It would not be possible to mitigate against erosion of sense of place/place identity through new developments.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

NEWBURGH

Preferred Sites

Site Ref: FR029 Land North of School Road, Mill of Newburgh (Phase 1)		**Proposal: 50 homes - RESERVED**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).	0
Water	**- -/?**	○ The WWTW / WTW capacity is unknown for this area. The 2017 LDP states "There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity."	-/?

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	
Climatic Factors	**-/0**	○ There are several services in the village, but development could have a long-term negative impact due to the potential for increased travel requirements to major service centres (e.g. Ellon or Aberdeen, to go to shops and areas of employment) and increased emissions. The village already suffers congestion, however this could be mitigated if a bypass is built and this development could contribute to that. ○ However, the effects will be less as Newburgh is on a main bus route to Peterhead, Aberdeen and Ellon.	0
Soil	**- -**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the significant loss of prime agricultural land.	--
Biodiversity	**0/-**	○ The development is adjacent to the international protected Ythan Estuary but is not likely to affect it international and national conservation objectives and natural features. The main types of effects include disturbance to geese, recreational impacts on tern colonies, and erosion of dunes. All these effects would be long-term. ○ The development will enhance biodiversity through the creation of public open space, which will have a long term positive effect. It does not though link to other habitats as the land around it is agricultural or residential.	0
Landscape	**0**	○ The proposal can be accommodated within the large-scale landscape and will not affect any of its key features. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-/ - -**	○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. ○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary. ○ No other services are proposed within the site.	-/?
Population	**+**	○ Mix of house types are proposed resulting in a housing choice for all groups of the population.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ The development will have no impact on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR027 Land South West of Red Inch Circle, Newburgh		Proposal: 80 homes	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	**--**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding. Part of the site is at risk of flooding so a Flood Risk Assessment would be required to assess if any mitigation would be possible. ○ It is unclear whether there is waste water capacity for the development. This potential constraint could be mitigated if Scottish Water were able to confirm this.	-/?
Climatic Factors	**--**	○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. A flood risk assessment may be able to identify mitigation measures.	-
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Prime agricultural land is found within the proposed site.	-
Biodiversity	**0**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. Loss of a greenfield site can be mitigated through provision of good quality open space that can enhance biodiversity.	0
Landscape	**--**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The negative impact on landscape character could be partially mitigated with shelterbelts and screening	0
Material Assets	**+**	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities. Where a need is identified as a result of the development, developer obligations would be sought to mitigate for the effects of the development of the wider community.	+
Population	**+**	○ Mix of house types proposed resulting in a housing choice for all groups of the population.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ No impact on cultural heritage	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR028 Land North of School Road, Mill of Newburgh		**Proposal: 124 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).	0
Water	**- -/?**	○ The WWTW / WTW capacity is unknown for this area. The 2017 LDP states "There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity." ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, and the extent to which the allocation connects to public sewage infrastructure.	-/?
Climatic Factors	**-/0**	○ There are several services in the village, but development could have a long-term negative impact due to the potential for increased travel requirements to major service centres (e.g. Ellon or Aberdeen, to go to shops and areas of employment) and increased emissions. The village already suffers congestion, however this could be mitigated if a bypass is built and this development could contribute to that. ○ However, the effects will be less as Newburgh is on a main bus route to Peterhead, Aberdeen and Ellon.	0
Soil	**- -**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the significant loss of prime agricultural land.	--
Biodiversity	**+/-**	○ The development is adjacent to the international protected Ythan Estuary but is not likely to affect its international and national conservation objectives and natural features. The main negative impacts disturbance to geese, recreational impacts on tern colonies, and erosion of dunes. All these effects would be long-term. ○ The development will enhance biodiversity through the creation of public open space, which will have a long term positive effect. It does not though link to other habitats as the land around it is agricultural or residential.	0
Landscape	**0**	○ The proposal can be accommodated within the large-scale landscape and will not affect any of its key features. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0

Material Assets	**-/ - -**	○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. This could be mitigated through developer obligations contributing to an upgrade to the school. ○ ○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary. ○ No other services are proposed within the site.	-/?
Population	**+**	○ Mix of house types are proposed resulting in a housing choice for all groups of the population.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ The development will have no impact on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR050 Land to the North of Oceanlab, Newburgh	**Proposal: 60 homes**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).	0
Water	**- -/?**	○ The WWTW / WTW capacity is unknown for this area. The 2017 LDP states "There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity." ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ With the information on the quality of water around the site, in particular the Ythan estuary, the effects can be significant in the longer term. And adverse impacts on the watercourse to the west of the site could potentially be mitigated through a buffer strip.	--/?
Climatic Factors	**-/0**	○ There are several services in the village, but development could have a long-term negative impact due to the potential for increased travel requirements to major service centres (e.g. Ellon or Aberdeen, to go to shops and areas of employment) and	0

		increased emissions. The village already suffers congestion, however this could be mitigated if a bypass is built and this development could contribute to that. o However, the effects will be less as Newburgh is on a main bus route to Peterhead, Aberdeen and Ellon.	
Soil	**- -**	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land.	--
Biodiversity	**--/+**	o The development is adjacent to the international protected Ythan Estuary but is not likely to affect its international and national conservation objectives and natural features. The main types of effects include disturbance to geese, recreational impacts on tern colonies, and erosion of dunes. All these effects would be long-term. o The development will enhance biodiversity through the creation of public open space, which will have a long term positive effect. It does not though link to other habitats as the land around it is agricultural or residential.	--/+
Landscape	**- -**	o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-
Material Assets	**- -**	o There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. This could be mitigated through developer obligations contributing to an upgrade to the school. o There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary. o No other services are proposed within the site.	-
Population	**+**	o Mix of house types are proposed resulting in a housing choice for all groups of the population.	+
Human Health	**0**	o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	o The development will have long-term and permanent negative effect on the site/setting of a category B listed Ythan Lodge. The development may weaken the sense of place, by obstructing views across the Ythan Estury and towards Newburgh. o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR052 Site Adjacent to Waterside Cottages, Newburgh		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).	0
Water	**- /?**	○ Private water supply or connect to public WTW. ○ The WWTW capacity is unknown for this area. The 2017 LDP states "There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity." ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody (in this case the Ythan Estuary), and the extent to which the allocation connects to public sewage infrastructure.	-/?
Climatic Factors	**0**	○ There are several services in Newburgh, and it is unlikely to have any effect on climate and the water environment. The A975 is on a main bus route to Peterhead, Aberdeen and Ellon.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-/?**	○ The development is adjacent to the international protected Ythan Estuary but is not likely to affect its international and national conservation objectives and natural features. The main types of effects include disturbance to geese, and recreational impacts on tern colonies. Despite the small scale of the proposal, its proximity to the estuary and sand dunes means it could have long-term effects. Potential mitigation measure are unclear for a such a unique habitat, however discussions with the environment team could make these clearer.	-/?
Landscape	**- -**	○ Site overlooks the Ythan Estuary, and while views from it are obscured by trees, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-
Material Assets	**- -**	○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. . This could be mitigated through developer obligations contributing to an upgrade to the school. ○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary. ○ No other services are proposed within the site.	-/?

Population	**-**	○ No mix of house types are proposed resulting in limited housing choice for all groups of the population. ○ This would be mitigated as Local Development Plan will only permit sustainable mixed developments with a minimum of 25% affordable housing.	+/0
Human Health	**0**	○ No impacts of note.	0
Cultural Heritage	**0**	○ No sites will be affected.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR093 Site at Former Smithy, Main Street, Newburgh	**Proposal: 1 home**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).	0
Water	**0/-**	○ The WWTW and WTW capacity is unknown for this area. The 2017 LDP states "There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity." Neighbouring planning application installed a septic tank. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody (in this case the Ythan Estuary), and the extent to which the allocation connects to public sewage infrastructure. On its own, the proposal should not have any significant impact on water quality.	0
Climatic Factors	**0**	○ The eastern edge of the site is in an area identified as at flood risk, but is unlikely to have any effect on climate and the water environment given that most of the site is unaffected. Being next to an estuary, there will not no downstream impacts. ○ Proposal is located immediately adjacent to Newburgh, which is on a bus route and has several services.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development is adjacent to the international protected Ythan Estuary but is not likely to affect its international and national conservation objectives and natural features. The main types of effects include disturbance to geese, recreational impacts on	0

		tern colonies, and erosion of dunes. Given the small scale of the proposal, and its proximity to the estuary and sand dunes means it could have long-term effects but this is unlikely.	
Landscape	**0**	○ The scale and location of the proposal is unlikely to have any effects on landscape quality. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, but this proposal is unlikely to have any effect on material assets. ○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. An adjacent planning application that was approved for a single house proposed a septic tank. ○ No other services are proposed within the site.	0
Population	**-**	○ Single house proposed.	-
Human Health	**0**	○ No impacts of note.	0
Cultural Heritage	**0**	○ No sites will be affected.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

OLDMELDRUM

Preferred Sites

Site Ref: FR061 Site 1, Newbarns, Oldmeldrum		**Proposal: 146 homes (increased from 88 homes)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality, is anticipated	-
Water	--	○ WWTW is not currently available for this area however upgrade due 2022. It is anticipated that provision would be made for new development but capacity unknown at this time.	-/?

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term ○ A watercourse runs through the site (Burn of Gownor) and field drain along eastern boundary. A buffer strip would be required alongside all watercourses to mitigate against any effects. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	
Climatic Factors	-	○ Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. ○ The development is in an area identified at risk from *surface water* flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated through SuDS and a flood risk assessment (FRA). If allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development has potential maintain or enhance existing green networks and improve connectivity/function or create new links where needed: site adjacent to ancient woodland which could be protected with buffer strip and/or extended into the site. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects of the development and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	0	○ The proposal is in a location which is unlikely to have any effects on landscape quality. ○ Although the nature of land use in the area will be changed and displaced, and the relationship between land forms and land use, field pattern and boundaries as well as buildings and structure will change, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	--	○ The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of the sewage network and the education provision. However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-/0
Population	+	○ The mix of house types proposed results in housing choice for all groups of the population.	+
Human Health	+	○ Development of site is unlikely to have any significant effects on existing pathways. There is potential for improved access to nearby recreational path (the Den of Gownor track). ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The population not at risk from hazardous developments.	+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR068 OP2 Coutens, Oldmeldrum		**Proposal: 85 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum. ○ Site is next to a busy bus route, which may help reduce commuter traffic.	-/?
Water	**--**	○ WWTW is not currently available for this area however upgrade due 2022. Given the site is already allocated in the LDP it can be expected that there will be capacity for this site. ○ Buffer strip would be required along watercourse that runs adjacent to the site to mitigate against any effects. If allocated, this mitigation would be stated in the development requirements of the opportunity site.	0
Climatic Factors	**-**	○ The development is not in a flood risk area. ○ Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.	0/?
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land to the south of the site. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	**+**	○ The development may maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Biodiversity enhancements are proposed and site will enhance biodiversity through redevelopment of brownfield land.	+
Landscape	0	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**--**	○ The proposal will lead to significant pressure on local infrastructure, namely WWTW and education. However, a WWTW upgrade is due 2022, and consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects i.e. provide road solution and education provision. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Development would enhance green network and make good provision of open space.	-/0

Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types.	+
Human Health	**+**	○ The proposal provides open space proportionate with scale of allocation. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the battlefield that lies on the south part of the site (Battle of Barra): the development may weaken the sense of place, and the identity of existing settlement. ○ Due to nearby sites of historic and archaeological interest, and the potential for unrecorded archaeology, a programme of archaeological works is likely to be required.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR069 Land at Chapel Park, Oldmeldrum		**Proposal: 68 homes (increased from 49 homes)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum. ○ Site is next to a busy bus route, which may help reduce commuter traffic.	-/?
Water	--	○ WWTW is not currently available for this area however upgrade due 2022. Given the site is already allocated in the LDP it can be expected that provision will be made for this site. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term	0
Climatic Factors	-	○ The development is not in a flood risk area. ○ Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.	0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--

Biodiversity	+	○ The development will enhance biodiversity through redevelopment of brownfield land. ○ Mitigation measures, such as a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities (woodland on site protected by condition on the consent granted on site already)	+
Landscape	0	○ Minimal landscape impact as development fits within existing tree belt. ○ Given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	0
Material Assets	-	○ The proposal will lead to some pressure on local infrastructure however WWTW upgrade due 2022. ○ Meldrum Academy will be over capacity, however, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0/?
Population	+	○ A mix of house types is proposed resulting in a housing choice for all groups of the population.	+
Human Health	0/+	○ It would not result in loss of open space / core paths. ○ Links to existing settlement already exist ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR083 Land at Colpy Roundabout, Oldmeldrum		**Proposal: Employment land – RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	-/?	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development risks increased traffic flow through Oldmeldrum. ○ The development of employment land is likely to worsen air quality due to the nature of potential uses and vehicular transport to and from the site.	-/?
Water	0/?	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue in the long term. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?

		○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *good.* ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	-
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal is not expected to lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Would enhance / maintain supply of employment land with good transport links	+
Population	+	○ The development would allow integration of the people where they meet and work. Employment opportunity in the town.	+
Human Health	0	○ It would not result in loss of open space / core paths.	-
Cultural Heritage	**--**	○ The development will have direct effect on the land uses around the Barra Battlefield site. ○ The development may weaken the sense of place, and the identity of the settlement given its distance from the centre, however the effect is in part lessened by the adjacent land uses and topography. ○ Due to development impacting on site of historic and archaeological interest with the potential for unrecorded archaeology, a programme of archaeological works would be required.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR111, Site 2, Land Adjacent to Millburn Road & B9170 Oldmeldrum		**Proposal: 200 homes - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality, is anticipated	-
Water	-	○ WWTW is not currently available for this area however upgrade due 2022. It is anticipated that provision would be made for new development but capacity unknown at this time. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *good*. ○ A watercourse runs adjacent to the site. A buffer strip would be required alongside all watercourses to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.	-/?
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) with associated increased emissions. ○ Part of site is identified as being at flood risk and risks long-term effect on climate and the water environment. However, through appropriate design it could lead to decreased run off however using the principals of SUDS, and by avoiding development of areas at risk close to the burn this could be avoided. Increased planting on site may reduce run off rates from the current agricultural use. A FRA may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	0
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	+	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development has potential maintain or enhance existing green networks and improve connectivity/function or create new links where needed: site adjacent to ancient woodland which could be protected with buffer strip and/or extended into the site. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects of the development and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	0	○ The proposal is in a location which is unlikely to have any effects on landscape quality.	0

		○ Although the nature of land use in the area will be changed and displaced, and the relationship between land forms and land use, field pattern and boundaries as well as buildings and structure will change, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	--	○ The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of the sewage network, road access and the education provision. However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-/?
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types. ○ The development may allow integration of the people where they live and work.	+
Human Health	+	○ Opportunities exist to improve walking and cycling links and provide additional linkage and improvement to open space provision ○ It would not result in loss of open space / core paths, with opportunity to greatly enhance core path access and recreation associated with riparian setting. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The population not at risk from hazardous developments.	+
Cultural Heritage	--	○ Despite the battlefield designation subject to retaining the riparian area with the potential to enhance access to the Meadow Burn, there is potential for increasing understanding of the site as part of the history of Barra Battlefield.	-/0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR119 Site OP1 Land North of Distillery Road, Oldmeldrum		**Proposal: 99 homes (increased from 50 homes)**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum. ○ Site is next to a busy bus route, which may help reduce commuter traffic.	-/?
Water	**--**	○ WWTW is not currently available for this area however an upgrade is due 2022. Given the site is already allocated in the LDP it can be expected that there will be capacity for this site.	0

		○ There is possibility for some localised impacts on watercourse however this is opportunity on site to provide SUDS to deal existing surface water flood risk and to increase riparian areas to allow for improvements in water quality. This should balance any negative effects resulting from the development. ○ Also buffer strips would be required along watercourse on either side of site to mitigate against any effects. If allocated, these mitigations would be stated in the development requirements of the opportunity site.	
Climatic Factors	**-**	○ The development is not in a flood risk area. ○ Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.	0/?
Soil	**--**	○ The proposed development would result in the significant loss of prime agricultural land. ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0/+	○ Buffer strip next to water course would provide biodiversity enhancement opportunity.	0/+
Landscape	0	○ The site is well screened and within the town and there would be no discernible impact on the landscape	0
Material Assets	+/-	○ The proposal would introduce community facilities (church) ○ There is insufficient secondary school capacity, and a secondary road access is required. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects i.e. provide road solution and education provision.	+
Population	+	○ The development could facilitate greater mix of housing in this area and assist in permeability of the settlement. ○ Due to the site's central location in the settlement the development would allow integration of people where they live and work.	+
Human Health	+	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing in a central location within the town, pedestrian links would be improved. ○ Provides opportunities for new path links (e.g. to King Street).	+
Cultural Heritage	**-**	○ The development risks visual impact on the setting of the adjacent Oldmeldrum Conservation Area. If allocated, a proposed mitigation would be stated as part of the development requirements for the site, namely that the design of buildings on the site should seek to reflect the surrounding local architectural styles and be respectful of the townscape and potential visual impact of height and scale of the development on the surrounding streets.	-/0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR012 Driving Range, Oldemeldrum		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ WWTW is not currently available for this area. An upgrade is due 2022, and although capacity is unknown it is expected that a small scale site could be accommodated. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution.	0/?
Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in a significant loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	+	○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will enhance biodiversity through redevelopment of brownfield land.	+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	0
Material Assets	0	○ The proposal will lead to pressure on local infrastructure notably, WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required. ○ However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The site is also relatively remote from the settlement and local services.	0/-
Population	+/0	○ Mix of house types proposed resulting in housing choice for all groups of the population.	+/0

Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Close proximity to sports facilities and potential active travel opportunities.	0
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR062, Newbarns Phase 2 Oldmeldrum		**Proposal: 146 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality, is anticipated	-
Water	--	○ WWTW is not currently available for this area. Although an upgrade is due 2022, capacity is unknown ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. Any potential impacts on the water environment can be mitigated by SUDS.	-/?
Climatic Factors	0/-	○ Site is not in a flood risk area. ○ The development could have a long-term negative impact due to the potential for increased travel and increased emissions.	0/-
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in a significant loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	+	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat, however: ○ The development has potential to enhance existing green networks and improve connectivity/function or create new links where needed as there is ancient woodland close by. If the site is allocated, mitigation measures, such as compensatory planting would reduce potential negative effects and provide biodiversity enhancement opportunities and if the site is allocated, these mitigations will be stated as part of the development requirements for the site.	+
Landscape	0	○ No significant landscape impact is anticipated.	0

		○ Given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	
Material Assets	-	○ The proposal will lead to pressure on local infrastructure notably WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required. ○ However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire: there are disadvantages associated with the site, including the need for schoolchildren to cross the A947 and the impact that development may have on the opportunities for an "eastern by-pass". ○ The site is also relatively remote from the settlement and local services.	-/?
Population	+	○ The mix of house types proposed results in housing choice for all groups of the population.	+
Human Health	0	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. Access to existing recreational area is expected. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing in a central location within the town, pedestrian links would be improved. ○ The population will not be at risk from hazardous developments.	0/+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR073 Land at Parkside Piggery, Oldmeldrum		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	-	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects, the site is small scale. ○ Quite isolated site, no pedestrian links to Oldmeldrum, no bus stop close by which means reliance on private car. However, developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ The WWTW is due for upgrade, complete 2022. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0

Climatic Factors	0	○ No flood risk, small scale surface water issues only that would be resolvable through an appropriate drainage system. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However a development of this scale is unlikely to have any effect on emissions.	0
Soil	+/?	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in remediation of potentially contaminated soil.	+/?
Biodiversity	0	○ The development will enhance biodiversity through redevelopment of brownfield land.	0/+
Landscape	+	○ Redundant piggery buildings, which appear unsightly in the wider landscape, would be redeveloped	+
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access and education capacity at Meldrum Academy. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. However, road upgrade may not be upgradeable which may have a *longterm effect*. ○ Quite isolated site, no pedestrian links to Oldmeldrum, no bus stop close by	-/?
Population	-	○ No mix of house types identified, but small proposal could deliver a diverse offering, inclusive of affordable housing provision. These would be required through the 'Shaping Places' policies within the Local Development Plan.	+/0
Human Health	0	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR088 Land at Parcock Quarry, Oldmeldrum		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	--	○ WWTW is not currently available for this area. An upgrade is due 2022, and although capacity is unknown it is expected that a small scale site could be accommodated. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution.	0/?
Climatic Factors	0	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	+	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in remediation of potentially contaminated land.	+
Biodiversity	0	○ The development will enhance biodiversity through redevelopment of brownfield land.	0
Landscape	+	○ Creation of houses with landscaping would make a more positive contribution to landscape than previous use as a quarry	+
Material Assets	-	○ The proposal will lead to pressure on local infrastructure, notably WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required. ○ However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Although the site benefits from existing access and transportation links, the site is relatively inaccessible to the range of local services in Oldmeldrum. ○ However site is adjacent to core paths that link the site to footpath network.	-/+
Population	+/0	○ A mix of house types proposed resulting in housing choice for all groups of the population.	+/0
Human Health	0	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR110 Site 1, Land Adjacent to B9170, Oldmeldrum		**Proposal: Employment land**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	-/?	○ The development of employment land is likely to worsen air quality due to the nature of potential uses and vehicular transport to and from the site.	-/?
Water	0/?	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information (a growth project is due 2022), this is unlikely to be an issue in the long term. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *good.* ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	0/?
Climatic Factors	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	-
Soil	--	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	0	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	0	○ The proposal would lead to some degree of landscape change as it would significantly extend the settlement to the south. Oldmeldrum has quite a unique situation within the landscape. This could be mitigated to some extent by boundary and landscaping within the bid site and the site is relatively flat and would only be prominent from the B9170. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+/-	○ The proposal is not expected to lead to any significant pressure on local infrastructure. ○ Infrastructure requirements may require some alterations to B9170 but this are likely to be relevantly scaled to the site. Further discussion with Roads Development may be required here. ○ Development provides supply of employment land.	+/?

Population	0	○ The development would allow further employment land in the village which is within 1km of the core of the village and has good cycle and pedestrian links close to the site. However, it is not in close integration to housing areas and may promote more car usage than alternative sites which are closer to residential areas.	0
Human Health	0	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	-	○ The development will have direct effect on the land uses around the Barra Battlefield site. ○ The development may weaken the sense of place, and the identity of the settlement given its distance from the centre, however the effect is in part lessened by the adjacent land uses and topography. ○ Due to development impacting on site of historic and archaeological interest with the potential for unrecorded archaeology, a programme of archaeological works would be required.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR135 Site Adjacent to Gownor, Oldmeldrum		**Proposal: 40 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The housing numbers are unknown but the development is likely to result in increased traffic flow through Oldmeldrum.	-/?
Water	**--**	○ WWTW is not currently available for this area. Although an upgrade is due 2022, capacity is unknown. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term	-/?
Climatic Factors	**0/-**	○ Site is not in a flood risk area. ○ The development could have a long-term negative impact due to the potential for increased travel and increased emissions.	0/-
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	**0**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat, however:	0

		○ The development has potential to maintain or enhance existing green networks and improve connectivity/function or create new links where needed as there is ancient woodland close by with potential to plant a buffer strip adjacent to this. If the site is allocated, the need for such a buffer strip would be stated as part of the development requirements of the site.	
Landscape	**0**	○ No significant landscape impact as site is well contained ○ Given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ The proposal will lead to pressure on local infrastructure notably WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required. ○ However, consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site does not currently connect well with the settlement.	-/?
Population	**-**	○ Poor mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing in a central location within the town, pedestrian links would be improved. ○ The population will not be at risk from hazardous developments.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR136 Site Opposite Auquhorthies Croft, Oldmeldrum	**Proposal: 6 homes**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	Although the proposal would promote the use of the private car it is unlikely that the scale of the proposal would lead to a significant effect on air quality	0
Water	-	○ The WWTW / WTW capacity is unknown for this area and it is likely that but a private sewer is required. If the site is allocated, this will be specified in the settlement statement.	0/?

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated in the development requirements of the opportunity site.	
Climatic Factors	0	○ Significant distance from facilities. ○ Although the proposal would promote the use of the private car it is unlikely that the scale of the proposals would lead to a significant effect on climate or that climatic factors would place the site at risk	0
Soil	-	○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	0	○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, such mitigation measures will be stated as part of the development requirements for the site.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced but through sensitive design, landscape impact could be minimised. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education capacity at Meldrum Academy. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. However, road upgrade may not be upgradeable which may have a *longterm effect*. ○ Quite isolated site, no pedestrian links to Oldmeldrum, no bus stop close by	-/?
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	0	○ Unlikely to have a significant effect on human health	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

PITMEDDEN AND MILLDALE

Preferred Sites

Site Ref: FR007 Land to the South West of Pitmedden		**Proposal: 32 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term	**Effect - post mitigation**
Air	**0**	○ A proposal of this scale will lead to a modest decrease in air quality. Given the nature of the development this is considered to be long –term and permanent, but small in scale .	0
Water	**--**	○ The WWTW is not available for the whole of the area. This is a reversible short term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a green field site is near a watercourse where the quality of water bodies is medium. This could be mitigated by an appropriate SUDS scheme.	0
Climatic Factors	**0**	○ The site is adjacent to an area predicted by SEPA to flood. This will be planned around through the provision of appropriate SUDS. It is unlikely to have any impacts on water quality.	0
Soil	**-**	○ A development of this scale will have a significant loss of soil identified as “prime agricultural land”. Impacts are likely to be localised and medium term. Arguments presented by the developer that all because it is identified as “prime” it should not be treated as such are misguided. It cannot be argued that a public benefit identified for one site automatically applies to all others.	-
Biodiversity	**0**	○ The proposal has modest improvements to existing biodiversity.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, the area is currently very well hidden from surrounding areas and this is unlikely to be an issue. Effects are only likely to be medium-term effects.	0
Material Assets	**+**	○ Proposals of this scale could have a positive effect through provision of affordable housing and waste water infrastructure through developer obligation contributions.	+
Population	**?**	○ Specification is not given for the mix of house types is proposed resulting in a limited housing choice for all groups of the population, however residential applications will only be approved if they are in accordance with the Local Development Plan Policies. These stipulate a mix of housing tenure including the provision of 40% open space of a mix that is in accordance with the Aberdeenshire Parks and Open Space strategy.	+/0

Human Health	**-**	○ The proposal is partly located in a health and safety outer consultation zone. The impacts from this would be medium term, but could be managed through good design. This will limit the scale of development possible in the "outer consultation zone" which extends to approximately one-third of the site.	0
Cultural Heritage	**0**	○ The proposal is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR015 BUS 2, Cloisterseat, Milldale Pitmedden		**Proposal: 7 homes & business**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	**0**	○ The proposal is unlikely to have any significant effects on water quality if as it will be connected to a public sewer and will not exceed sewage treatment capacity and it does not propose private water abstraction.	0
Climatic Factors	**0**	○ Site is not within an identified flood risk area ○ A proposal on this scale is unlikely to have any effect on CO_2 emissions. ○ Use of biomass for district heating will have a positive effect on neutralising CO_2 emissions	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposal is not on prime land or carbon rich land.	0
Biodiversity	**0**	○ The development is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0
Landscape	**0**	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality and any adverse impacts could be mitigated through design.	0
Material Assets	**+**	○ The proposal will make a small contribution to sustaining Pitmedden Primary School. ○ The proposals includes woodland expansion and/or creation.	+
Population	**+/0**	○ The mix of house types proposed will result in housing choice for all groups of the population.	+/0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ The population not at risk from hazardous developments.	0

Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR006 Land to the South West of Pitmedden		**Proposal: 110 homes - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term	**Effect - post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality. Given the nature of the development this is considered to be long – term and permanent.	-
Water	**--**	○ The WWTW is not available for the whole of the site. This is a reversible short term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is medium. This could be mitigated by an appropriate SUDS scheme	0
Climatic Factors	**-**	○ The site is adjacent to an area predicted by SEPA to flood, and may have pockets of localised drainage issues. These are known and will be planned around through the provision of appropriate SUDS. It is unlikely to have any impacts on water quality ○ A proposal of this scale may cause an increase in CO_2 emissions through increased car travel. This would be a medium term risk.	0
Soil	**--**	○ A development of this scale will have a significant impact on soil identified as “prime agricultural land”. Impacts are likely to be localised and medium term. Arguments presented by the developer that all because it is identified as “prime” it should not be treated as such are misguided. It cannot be argued that a public benefit identified for one site automatically applies to all others.	--
Biodiversity	**+**	○ The proposal would have a significant positive effect through conserving and enhancing significant habitats and maintaining and enhancing habitat connectivity.	+
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, the area is currently very well hidden from surrounding areas and this is unlikely to be an issue. Effects are only likely to be medium-term effects.	0
Material Assets	**+**	○ Proposals of this scale could have a positive effect through provision of affordable housing, waste water infrastructure and creation of the community woodland. Any negative impacts could be mitigated through contributions via Developer Obligations.	+

Population	**?**	○ Specification is not given for the mix of house types is proposed resulting in a limited housing choice for all groups of the population. This is not a material concern as the Local Development Plan policies on housing and affordable housing stipulate a mist of tenure with a minimum of 25% of the housing stock being classified as affordable.	+
Human Health	**-**	○ The proposal is partly located in a health and safety outer consultation zone The impacts from this would be medium term, but could be managed through good design. This would need to be considered within the design process and presented as part of the planning application.	0
Cultural Heritage	**0**	○ The proposal is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR008 Land allocated for Hall OP1 South West of Pitmedden		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term	**Effect - post mitigation**
Air	**0**	○ A proposal of this scale is unlikely to impact on air quality.	0
Water	**--**	○ The WWTW is not available for the whole of the area. This is a reversible short term impact.	-
Climatic Factors	**0**	○ The site is adjacent to an area predicted by SEPA to flood. This will be planned around through the provision of appropriate SUDS. It is unlikely to have any impacts on water quality. A flood risk assessment could identify mitigation measures.	0
Soil	**0**	○ This development is unlikely to have an impact on soils other than short term and temporary impacts at the construction phase	0
Biodiversity	**0**	○ The proposal has modest improvements to existing biodiversity.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, the area is currently within the urban area and this is unlikely to be an issue. Effects are only likely to be medium-term effects.	0
Material Assets	**-**	○ Proposals of this scale have no material benefits for the community	-

		○ The loss of a site for the public hall represents a significant disadvantage for this proposal	
Population	**?**	○ Specification is not given for the mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, planning permission would be granted in accordance with LDP policies therefore providing a sustainable mixed development with a minimum of 25% affordable housing.	+/0
Human Health	**0**	○ There are no impacts on human health	0
Cultural Heritage	**0**	○ The proposal is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR094 Land for housing at Norse Yard, Pitmedden		**Proposal: 10-15 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The watercourse that runs past the development and feeds into a watercourse where the quality of water at Bronie Burn is poor. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. With the information on the quality of water around the site, the effects can be significant in the longer term.	0
Climatic Factors	**0/-**	○ There would be minimal CO2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area that is partially identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment.	0/-
Soil	**+**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	+

		○ The proposed development could result in remediation of contaminated soil.	
Biodiversity	**+**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation, but as it is surrounded by mature trees, could disturb to species that use the site as a habitat. However, almost half of the site is in use for storage, to the impact is likely to be low. ○ The development's open space a SUDS next to the water course could enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**-**	○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change within this sensitive landscape. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ Proposes the removal of employment land.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policy requires for a mix of house types.	+/0
Human Health	**0**	○ The adjacent core paths will not be affected. ○ Any contaminated soil would be removed.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the setting of Pitmedden's gardens and designed landscape. The development may weaken the sense of place, and the identity of Pitmedden, by infilling development between the walled garden and the B999. With the exception of the existing warehouse on the bid site, land between the walled garden and the B999 is generally uninterrupted from Pitmedden to the crossroads. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes, and also in Pitmedden and adjacent development. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR095 Land for Mixed use at Norse Yard, Pitmedden		Proposal: 12 homes, commercial (1,000m^2) of up to x4 units (e.g. farm shop, business unit) and parking	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The watercourse that runs past the development and feeds into a watercourse where the quality of water at Bronie Burn is poor. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	0
Climatic Factors	**0/-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area that is partially identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment.	0/-
Soil	**+**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development could result in remediation of contaminated soil.	+
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation, but as it is surrounded by mature trees, could disturb species that use the site as a habitat. However, almost half of the site is in use for storage, to the impact is likely to be low. ○ The development's open space a SUDS next to the water course could enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**-**	○ In light of the scale and location of the proposal, it could have a negative impact on the landscape character and the effect is likely to be mid-term.	0

		○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change within this sensitive landscape. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ The development would allow integration of the people where they live and work. Employment opportunity in the village. ○ This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing	+/0
Human Health	**0**	○ The adjacent core paths will not be affected. ○ Any contaminated soil would be removed.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the setting of Pitmedden's gardens and designed landscape. The development may weaken the sense of place, and the identity of Pitmedden, by infilling development between the walled garden and the B999. With the exception of the existing warehouse on the bid site, land between the walled garden and the B999 is generally uninterrupted from Pitmedden to the crossroads. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes, and also in Pitmedden and adjacent development. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR096 Land at West and North West Pitmedden		**Proposal: Erection of 90 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely likely to have long-term negative effect on air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0

		○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel distances to services) and increased emissions. ○ This impact could potentially be mitigated through improved public transport.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land.	-
Biodiversity	**0**	○ The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Significant scale development that would further alter the character of the area. The impact could be mitigated by strategic landscaping.	0
Material Assets	**0**	○ Unlikely to have a notable impact. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social Infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).	0
Population	**+**	○ Mix of house types proposed resulting in a choice for all groups of the population.	+
Human Health	**0**	○ No impacts of note. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ The development will have long-term and permanent negative effect on the site/setting of scheduled monuments; and/or listed buildings; and/or gardens and designed landscapes and/or archaeological sites. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	0

		○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR107 Milldale, Pitmedden		**Proposal: 9 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	**0**	○ The proposal is unlikely to have any significant negative effects on water quality if as it will be connected to a public sewer and will not exceed sewage treatment capacity and it does not propose private water abstraction.	0
Climatic Factors	**0**	○ Site is not within an identified flood risk area. ○ A proposal on this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Part of the site is within prime agricultural land, however, the loss would not have any negative impact on the wider area.	-
Biodiversity	**-/?**	○ The development is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity. ○ There is however, a risk associated with woodland and habitats/wildlife, which needs to be considered at the detailed planning stage. ○ These impacts could be mitigated through good design including green corridors, that will enhance biodiversity.	+
Landscape	**0**	○ The proposal is of a scale, and in a location, that is unlikely to have any effects on landscape quality.	0
Material Assets	**+**	○ The proposal will make a small contribution to sustaining Pitmedden Primary School. ○ The proposal includes woodland expansion and/or creation.	+
Population	**+/0**	○ The mix of house types proposed will result in housing choice for all groups of the population.	+/0
Human Health	**0**	○ Development of this site is unlikely to have any significant effects on existing pathways or access to open space. ○ The population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR108 Mill of Allathan, Udny, Ellon		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Development is of a scale which individually is unlikely to have any effects on air quality.	0
Water	**0**	○ Subject to avoidance of the riparian area and associated flood risk area there would be no effect on water quality ○ There is potential for contamination from the nearby landfill but effective remediation would lead to a potentially positive effect. Overall the impact is likely to be neutral.	0
Climatic Factors	**0**	○ Subject to avoidance of flood risk, the proposal is unlikely to have any impact on or be at risk from climatic factors	0
Soil	-	○ The proposed development would result in the loss of prime agricultural land again potential for contamination to be removed but overall still a negative effect.	-
Biodiversity	**+**	○ Mitigation measures could reduce potential negative impacts and provide biodiversity enhancement opportunities. Such measures would be in accordance with the Parks and Open Space Strategy.	+
Landscape	**-**	○ There could be minor impacts on the immediate landscape setting of Ptimedden as the development would be on a prominent slope above the settlement. The proposal would have some detrimental effect on landscape character albeit at a small scale. Negative landscape impacts could potentially be mitigated through strategic planting.	0
Material Assets	**0**	○ Other than secondary school capacity the proposal would have largely neutral impacts.	0
Population	**+/0**	○ The development would have no significant effect on population other than providing a mix of housing. This would be a requirement at planning permission stage in order to comply with LDP policies.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR132 Quarry Field Site, Land at Mill of Allathan Farm, Udny		Proposal: 24 homes	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Development is of a scale which individually is unlikely to have any effects on air quality.	0
Water	**0**	○ There is potential for contamination from the nearby landfill but effect remediation would lead to a potential positive effect. Overall the effect is likely to be neutral. The WTW has capacity is available for this area. WWTW is not currently available.	0
Climatic Factors	**0**	○ Subject to avoidance of flood risk are the proposal is unlikely to have any impact on or be at risk from climatic factors	0
Soil	-	○ The proposed development result in the loss of prime agricultural land again potential for contamination to be removed but overall still a negative effect.	-
Biodiversity	**+**	○ There is unlikely to be any significant impact on biodiversity. The development would be required to provide open space in accordance with the Parks and Open space strategy which could enhance biodiversity by providing green corridors for example.	+
Landscape	**-**	○ There could be minor impact on the immediate landscape setting of Pitmedden as the development would be on a prominent slope seen on the approach and would have some detrimental effect on landscape character.	-
Material Assets	**0**	○ Other than secondary school capacity the proposal would have largely neutral.	0
Population	**+/0**	○ The development would have no significant effect on population other than providing a mix of housing, including affordable housing in accordance with LDP policy.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR133 Quarry Road Site, Land at Mill of Allathan Farm, Udny		**Proposal: Employment (Private Business and offices)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. The scale of development is small and could result in more people using non-motorised transport to access the site.	0
Water	**0**	○ There is unlikely to be a significant effect on the water environment.	0
Climatic Factors	**0**	○ The development could contribute towards, create or be put at risk by climatic factors. The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The site is prominent and making it suitable for employment land may have a negative effect on the setting of Pitmedden. This could be partially mitigated through screening.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**0**	○ Unlikely to have a significant effect on human health.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

POTTERTON

Preferred Sites

Site Ref: FR037 Land at Gourdieburn, Potterton		**Proposal: 135 homes over 2 areas (Area A 45 homes (ALTERNATIVE) and Area B 90 homes (RESERVED))**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW capacity information is not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ SUDS would mitigate any flooding impacts	0
Climatic Factors	**-/0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. These negative impacts could be mitigated by the promotion of sustainable transport modes and public transport. ○ The site is in an area identified as low/medium risk of flooding but impacts are likely to be localised.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/-**	○ The development may result in the small scale loss of existing trees, woodland and hedges. ○ The development will enhance biodiversity through SUDS and public open space provision in accordance with the Aberdeenshire Council Parks and Open Space Strategy.	+/0
Landscape	**0**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**+**	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Where a need is identified, this negative impact could be mitigated through developer obligations. ○ Affordable housing will be provided in accordance with LDP policy and the development will need to be a mixture of sustainable housing.	+

Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Any new developments will be required to accord with LDP policy, and therefore providing a mixed sustainable community with a minimum of 25% affordable housing.	+
Human Health	**+**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Proposes new public open space in accordance with the Parks and Open Space Strategy hierarchy.	+
Cultural Heritage	**0**	○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR104 Land South of Laingseat Road, Potterton		**Proposal: 100 Homes and Community Centre - RESERVED**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ It has not been confirmed whether the WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is well connected to the settlement and an improved public transport service could help to mitigate this impact.	-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development would be able to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0

Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie PS, which will have a short term effect. ○ The proposal will lead to significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Any shortfall in such provision created as a result of the development could be mitigated through developer obligations.	-
Population	**+**	○ Mix of house types proposed would result in a housing choice for all groups of the population.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR140 Land North of Denview Road Potterton		**Proposal: 117 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW capacity information is not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0

		○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	-/0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**+**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Site is found in the greenbelt	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely Balmedie PS which will have a *longterm or temporary affect*. ○ Access relies on a C class road ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social Infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).	0
Population	**+**	○ The mix of house types proposed would result in a housing choice for all groups of the population.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cu0ltural Heritage	**-**	○ Unlikely to have any effects on the historic environment ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR141 Land North and North West of Denview Road Potterton	**Proposal: 55 homes preferred, and 65 homes - RESERVED**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW capacity information is not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	0
Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale lessens this impact.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Site is found in the green belt.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely Balmedie PS which will have a *temporary affect*. ○ Access relies on a C class road ○ The proposal will not lead to any significant pressure on local infrastructure.	0

Population	**+**	○ The mix of house types proposed would result in a housing choice for all groups of the population.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

FR037A (see above).

Site Ref: FR105 Land East of Manse Road, Potterton		**Proposal: 100 homes, employment uses and school site**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ It is not know if the WWTW / WTW has capacity/is not available for this area. If there is no capacity, this could be mitigated through a growth project and the developer should engage with Scottish Water. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ Some surface water flooding on site. This can be mitigated by appropriate SUDS.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. These adverse impacts could be mitigated through the promotion of sustainable transport modes and improved public transport services.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	**0**	○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The site is isolated and prominent within the landscape. Careful landscaping would provide mitigation in the long term ○ The site is in the Green Belt	-
Material Assets	**-**	There are a number of infrastructure constraints associated with the site, namely education provision at Balmedie PS, and the road access which is inadequate for a development of this scale, however these constraints could be overcome.	0
Population	**+**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. ○ Proposal would provide a mix of house types providing housing choice for all groups of the population.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR106 Land East of B999 and North of Potterton, Potterton		**Proposal: 100 homes and Business Units**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	**-**	○ No confirmation that the WWTW / WTW has capacity. Connection to public sewer would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. These are impacts that can be mitigated in the longer term.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ These impacts could be mitigated through the promotion of sustainable transport modes and improved public transport services.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Biodiversity could be enhanced through the provision of good quality open spaces including natural greenspaces and green corridors.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ This can be considered to be fairly significant scale development that would further alter the character of the area. The site is relatively prominent and would alter the landscape on the approach from the north. The impact could be mitigated by strategic landscaping.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at Balmedie School. This could be overcome in the longer term. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities and these where a shortfall is identified as a result of the development these impacts could be mitigated through developer obligations.	0
Population	**+**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. ○ Proposal would provide a mix of house types providing housing choice for all groups of the population.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**?**	○ Unlikely to have any effects on the historic environment ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR120 Land North and South of Gourdie Park Site A, Potterton		**Proposal: 435 homes, 750sq meters of Retail Space and land for education / community facilities**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality, with the effects taking place over a medium to long-term period. ○ The inclusion of retail floor space will create small scale employment opportunities in the vicinity, due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment) ○ A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 10+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.	0
Water	**0**	○ The bid form indicates that WTW and WWTW is expected to be available, although information is unavailable to confirm this through the SW Asset Capacity page. A development of this scale and nature would be expected to provide SUDS and connections to the public sewer and water supply. ○ On the basis that a connection to the public sewer can be secured and there is sufficient capacity at the WWTW, the development is unlikely to have a significant impact on the Water Environment through contamination in the long term. ○ The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long term contamination of the water environment. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating. ○ The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO2 emissions. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances for employment, via private transport) and increased emissions. ○ The development site lies out with the known flood extent, and dependent upon the provision of a suitable SUDS scheme would have a neutral impact on flooding. ○ The bid seeks to include renewables in the form of 'technology available at the time of construction' to create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	**+/-**	○ The development of a greenfield site is unlikely to have long-term adverse impacts on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat, as this impact may be mitigated through the delivery of the proposed biodiversity enhancement measures, including the creation of new habitats within open space. ○ The development will result in the loss of hedges. ○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities. ○ Additional measures to enhance biodiversity have been proposed including bat / bird / insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.	+
Landscape	**-**	○ In light of the *scale and location* of the proposal, it would have a localised negative impact on the landscape character and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	0
Material Assets	**+**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie Primary School, which will have a *temporary effect*. ○ The development makes provision of land for a primary school, however no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown. ○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage. ○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long term effect. ○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long term benefit.	+
Population	**+**	○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community. ○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health. ○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post construction, this is likely to have a long term negative impact on human health. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing, which shall have a long term positive impact.	+

Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR121 Land North of Gourdie Park (Site B), Potterton		**Proposal: 109 homes, 750sq meters of Retail Space and land for education / community facilities**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality, with the effects taking place over a medium to long-term period. ○ The inclusion of retail floor space will create small scale employment opportunities in the vicinity, due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment) ○ A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 5+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.	0
Water	**0**	○ The bid form indicates that WTW and WWTW is expected to be available, although information is unavailable to confirm this through the SW Asset Capacity page. A development of this scale and nature would be expected to provide SUDS and connections to the public sewer and water supply. ○ On the basis that a connection to the public sewer can be secured and there is sufficient capacity at the WWTW, the development is unlikely to have a significant impact on the Water Environment through contamination in the long term. ○ The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long term contamination of the water environment. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating. ○ The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO_2 emissions. ○ The development site lies out with the known flood extent, and dependent upon the provision of a suitable SUDS scheme would have a neutral impact on flooding. ○ The bid seeks to include renewables in the form of 'technology available at the time of construction' to create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	**+/-**	○ The development of a greenfield site is unlikely to have long-term adverse impacts on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat, as this impact may be mitigated through the delivery of the proposed biodiversity enhancement measures, including the creation of new habitats within open space. ○ The development will result in the loss of hedges. ○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities. ○ Additional measures to enhance biodiversity have been proposed including bat / bird / insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.	+
Landscape	**0**	○ In light of the *scale and location* of the proposal, it would have a localised negative impact on the landscape character and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	0
Material Assets	**+**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie Primary School, which will have a *temporary effect*. ○ The development makes provision of land for a primary school, however no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown. ○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage. ○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long term effect. ○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long term benefit.	+
Population	**+**	○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community. ○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health. ○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post construction, this is likely to have a long term negative impact on human health. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing, which shall have a long term positive impact.	+

Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR122 Land North of Gourdie Park (Site C), Potterton		**Proposal: 185 Homes, 750sq metres of Retail Space and land for education / community facilities**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality, with the effects taking place over a medium to long-term period. ○ The inclusion of retail floor space will create small scale employment opportunities in the vicinity, due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment) ○ A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 5+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.	0
Water	**0**	○ The bid form indicates that WTW and WWTW is expected to be available, although information is unavailable to confirm this through the SW Asset Capacity page. A development of this scale and nature would be expected to provide SUDS and connections to the public sewer and water supply. ○ On the basis that a connection to the public sewer can be secured and there is sufficient capacity at the WWTW, the development is unlikely to have a significant impact on the Water Environment through contamination in the long term. ○ The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long term contamination of the water environment. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating. ○ The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO_2 emissions. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances for employment, via private transport) and increased emissions. ○ The development site lies out with the known flood extent, and dependent upon the provision of a suitable SUDS scheme would have a neutral impact on flooding. ○ The bid seeks to include renewables in the form of 'technology available at the time of construction' to 0create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.	0

Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**+/-**	○ The development of a greenfield site is unlikely to have long-term adverse impacts on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat, as this impact may be mitigated through the delivery of the proposed biodiversity enhancement measures, including the creation of new habitats within open space. ○ The development will result in the loss of hedges. ○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities. ○ Additional measures to enhance biodiversity have been proposed including bat / bird / insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.	+
Landscape	**0**	○ In light of the *scale and location* of the proposal, it would have a localised negative impact on the landscape character and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	0
Material Assets	**+**	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Balmedie Primary School, which will have a *temporary effect*. ○ The development makes provision of land for a primary school, however no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown. ○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage. ○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long term effect. ○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long term benefit.	+
Population	**+**	○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community. ○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.	+
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health. ○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post construction, this is likely to have a long term negative impact on human health.	+

		○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing, which shall have a long term positive impact.	
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR123 Land at Wester Hatton, East of Potterton, Balmedie	**Proposal: Roadside services including hotel, convenience retail provision and future business uses.**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants) if it is for industrial use, i.e. energy generation from biomass or waste. Effects are likely to be medium/long term.	-
Water	**--**	○ The proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity in the area. Effects are likely to be localised and long term, however the negative impacts could be mitigated through developer obligations and a Scottish Water growth project.	0
Climatic Factors	**-**	○ The site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term. ○ A proposal on this scale has potential to cause an increase in concentrations of CO_2 emissions through increased car travel. Effects are likely to be medium term.	-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**+**	○ The proposal would have a positive effect if proposes to maintain and enhance existing habitat connectivity (i.e. green networks) and/or create new connections.	+
Landscape	**0**	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality	0
Material Assets	**+**	○ The proposal could have a positive effect through provision of transportation infrastructure. ○ The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network ○ The proposal will have a positive effect as it is located in vacant or derelict land and will contribute to its redevelopment.	+
Population	**0**	○ There would be no impact on populations	0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space.	0

		○ Population not at risk from hazardous developments	
Cultural Heritage	**0**	○ The site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

RASHIERIEVE FOVERAN

Preferred Sites

Site Ref: FR129 Site OP1 Rashierieve, Land West of Bon Accord Granite, Foveran		**Proposal: Mixed use**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ A Individual development of this scale is unlikely to have any effects on air quality.	0
Water	**0**	○ The WWTW / WTW has capacity for this area.	0
Climatic Factors	**0**	○ The development size and location means it unlikely to have any significant effect either on or from climatic factors	0
Soil	**-**	○ The proposed development would result in the loss of prime agricultural land.	-
Biodiversity	**+**	○ The development of the site is unlikely to have long-term adverse impact on biodiversity and the improvement to the riparian area could have minor beneficial effects on biodiversity.	+
Landscape	**0**	○ The nature of land use in the area will be changed and displaced but given the low sensitivity of the landscape this is not considered to be significant	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The proposal is specific but could provide employment opportunities, overall the location of the site would neither lead to significant effects on local populations either positively or negatively	0
Human Health	**0**	○ There would be no material change to human health	0

Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

ROTHIENORMAN

Preferred Sites

Site Ref: FR026 Site West of Blackford Avenue, Rothienorman		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WWTW is not available for this area and an upgrade to an adoptable standard would be required. ○ Whilst the proposed development is in close proximity to a watercourse, there would be no impacts arising as a result.	0
Climatic Factors	0	○ The proposed development is unlikely to have any significant climatic effects.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ However, the site is a logical extension to the settlement in terms of proximity to services and meeting housing need.	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development proposes biodiversity enhancements.	0
Landscape	0	○ Given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	0

Material Assets	+/?	○ There are infrastructure constraints associated with the site, namely WWTW and education provision at Rothienorman Primary School and Meldrum Academy which will have a temporary effect and is subject to consultation with relevant infrastructure providers to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	+/-
Population	+/0	○ Good mix of house types proposed resulting in a housing choice for all groups of the population. ○ 100% affordable housing proposal.	+/0
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The development promotes active travel opportunities.	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR033 Adjacent to Blackford Avenue, Rothienorman	**Proposal: 40 homes - RESERVED**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ A proposal of this scale is unlikely to have any effects on air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ The WWTW / WTW has capacity/is not available for this area and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. This impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *moderate*. Impacts may be long term in duration.	-/?
Climatic Factors	0	○ A small part of the site is within an area identified as low flood risk Impacts are likely to be neutral due to landscaping proposed (a buffer strip along watercourse along southern boundary). ○ A proposal on this scale is unlikely to have any effect on CO2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0

Biodiversity	+	○ The development of a greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation ○ The proposal would have a positive effect as it conserve, protect and/or enhance significant species/habitat and maintains or enhances existing habitat connectivity (i.e. green networks) and creates new connections.	+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.. ○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality.	0
Material Assets	-	○ The proposal will have negative effects on existing infrastructure, particularly waste water treatment and education. These issues would have to be resolved before development could commence. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0/?
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/?
Human Health	0	○ Development would result in improved access to existing open space (i.e. new path). ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR056 Site West of Forgue Road, Rothienorman		**Proposal: 1.5 ha Employment Land**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. ○ Biomass / quarrying etc could worsen air quality in the area. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects, but this is unknown.	0/?

Water	-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ The development of employment land is could worsen air quality depending on developments coming forward. Impact would be controlled through development management procedures.	0/?
Climatic Factors	0	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ However, biodiversity enhancements are proposed by the development.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Consultation with relevant infrastructure provider for WWTW will be required to identify mitigation measures.	+
Population	0	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	0	○ The development would not result in the loss of open space/core paths.	0
Cultural Heritage	0	○ The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR112 Land adjacent to Drumsinnie Drive, Rothienorman		**Proposal: 15 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	- -	○ The WWTW capacity is not sufficient and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *moderate*. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding, and the extent to which the allocation connects to public sewage infrastructure. It is not anticipated there will be long term impact.	0/?
Climatic Factors	0	○ A development of this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	0/?	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development is likely to result in remediation of contaminated soil.	0/?
Biodiversity	0/-	○ The development of a former quarry site could have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Biodiversity enhancements are proposed.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, waste water treatment and education provision at Oldmeldrum Academy and Rothienorman Primary (the latter has capacity for 15 units, but not for higher density of 40 homes), which will have a *temporary affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0/?

Population	+	○ Reasonable mix of house types proposed resulting in housing choice for all groups of the population.	+/0
Human Health	+	○ It would not result in loss of open space / core paths – new path network links and active travel would be promoted by this development. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment: although site of quarry listed as archaeological site of local interest on south west corner, there will be no impact.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

None.

ST KATHERINES

Preferred Sites

None.

Alternative sites

Site Ref: FR091 Site West of Gateside, Lambhill, St Katherines		**Proposal: 8 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ WTW capacity is not available for this area. This constraint could potentially be overcome by a growth project. The onus on this would be with the developer and Scottish Water.	0

Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, although its scale reduces its impact. Due to the location of the proposal this is unlikely to be mitigatable.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Theses impacts could potentially be mitigated through good landscape design.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. This will be mitigated as all applications should comply with LDP policies that stipulate sustainable mixed housing with a minimum of 25% affordable housing.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR098 Land North of St Katherines, Fyvie		**Proposal: 35 homes and business use**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW is not available for this area.	0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	
Climatic Factors	**-/0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, although its scale lessens this impact.	-/0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**+**	○ Mitigation measures, such as well-designed open space that enhances biodiversity (e.g. green corridors) could mitigate against any adverse effects of the development.	+
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The site is open and would require significant landscaping for mitigation ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include Infrastructure and community facilities.	0
Population	**+**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TARVES

Preferred Sites

Site Ref: FR009 Land North of Bain's Park, Tarves		**Proposal: 13 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. There is a small area of the site at risk of surface water flooding, this could be mitigated by a SUDS system.	0
Climatic Factors	**0**	○ Part of the site is at risk of surface water flooding, however it is proposed that this would be mitigated through a SUDS system.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. This short term negative impact is mitigated by the remediation of a brownfield site.	0
Biodiversity	**+**	○ The development will enhance biodiversity through redevelopment of brownfield land.	+
Landscape	**0**	○ Unlikely to cause significant effects.	0
Material Assets	**+**	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Where a need is identified any additional pressure on this infrastructure would be mitigated through developer obligations.	+
Population	**+/0**	○ Mix of house types proposed resulting in housing choice for all groups of the population.	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ No impact on cultural heritage.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR058 Braiklay Croft 2, Tarves		**Proposal: 19 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There is a small area at the south east of the site and any potential risks should be mitigated during the development.	0
Climatic Factors	**0**	○ Unlikely to cause significant climatic impacts.	0
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Prime agricultural land is found within the proposed site.	--
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. There impacts could be mitigated by providing good quality open space as part of the development including those that enhance biodiversity and habitats such as green corridors and semi natural spaces.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at Tarves Primary School and Meldrum Academy. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Pressure on existing community facilities and infrastructure could be mitigate (where a need is identified) through Developer Obligations.	0
Population	**+/0**	○ Mix of house types proposed resulting in housing choice for all groups of the population.	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ No impact on cultural heritage	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Alternative Sites

Site Ref: FR002 Land South of Tarves, Tarves		**Proposal: 200 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ A proposal of this size will lead to a decrease in air quality due to it being detached from the settlement and will therefore encourage unsustainable modes of transport. The community council have reported that the bus service is unreliable and timetabled at inconvenient times for commuting, so public transport is not viewed as being a viable mitigation measure.	-
Water	**-**	○ The WWTW is not available for this area. ○ Some localised impacts on watercourses on the South and South East boundary would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This could potentially be mitigated through improved public transport measures, the addition of core paths and cycle routes and promotion of sustainable transport modes such as low emission cars.	-
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Prime agricultural land is found within the proposed site.	--
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as compensatory planting would reduce potential negative effects and provide biodiversity enhancement opportunities to mitigate for the loss of prime agricultural land. If the site is allocated, the need for compensatory	-

		planting and/or a buffer strip will be stated as part of the development requirements for the site, however this does not mitigate the loss of prime agricultural land.	
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structures will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely WWTW, road capacity and educational capacity, both at Tarves Primary School and Meldrum Academy, which will have a long term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-
Population	**+**	○ Mix of house types proposed resulting in housing choice for all groups of the population.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TIPPERTY

Preferred Sites

Site Ref: FR070 Land South of Tipperty Industrial Estate, Tipperty		**Proposal: Employment land (1.7ha)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, the proposal is small scale (under 2ha), and whilst of industrial/commercial nature, the impacts are not likely to be significant, particularly in the context of the A90 being dualled and the potential impacts that will have on air quality.	0
Water	-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue.	-/0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse (Tarty Burn) and a buffer strip would be required to mitigate against any effects and if allocated, this mitigation would be stated as part of the development requirements of the opportunity site.	
Climatic Factors	-	○ The development is in an area identified as low flood risk (fluvial) and it could to have a mid-term effect on climate and the water environment. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. ○ As a small scale development there is unlikely to be significant CO_2 impacts.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to water course to the south would reduce potential negative effects and provide biodiversity enhancement opportunities. A range of other biodiversity measures are also proposed. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0/+
Landscape	0	○ Would appear as an extension to existing industrial/employment site, adjacent to a main trunk road ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal is not expected to lead to any significant pressure on local infrastructure although WWTW needs confirmation. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire: it is expected that access would be achieved from A90 through existing employment site, and proposal would be an extension to the established BUS site. ○ Site is well connected to existing settlement with easy transport links to Ellon and beyond.	+
Population	+	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	+
Human Health	-	○ Development would not result in loss of open space / core paths, and not impact on air quality or the general environment/sense of place ○ Development is within Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is outwith the site and from the information available it is not expected that this would constrain the proposed development, but development is subject to satisfying HSE requirements.	?
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR071 Site 1 Land East of Tipperty Industrial Estate Tipperty		**Proposal: Employment land (0.76 ha)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, the proposal is small scale (under 2ha), and whilst of industrial/commercial nature, the impacts are not likely to be significant, particularly in the context of the A90 being dualled and the potential impacts that will have on air quality.	0
Water	0/-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	0	○ The development is in an area identified as low flood risk (surface water) and it could to have a short effect on climate and the water environment. It is expected that this could be managed on site through SuDS. If allocated, the development requirements for the site would state that suitable SuDS and a FRA may be required as mitigation measures. ○ As a small scale development there is unlikely to be significant CO_2 impacts.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction ○ and pollution during construction phases	0
Biodiversity	0	○ The development will enhance biodiversity through redevelopment of brownfield land (site partially brownfield). ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Small scale biodiversity enhancements are proposed.	0/+
Landscape	0	○ Would appear as an extension to existing industrial/employment site, adjacent to a main trunk road ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	+	○ The proposal is not expected to lead to any significant pressure on local infrastructure, however WWTW requires confirmation. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	+

		○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire: it is expected that access would be achieved from A90 through existing employment site, and proposal would be an extension to the established BUS site. ○ Site is well connected to existing settlement with easy transport links to Ellon and beyond.	
Population	0	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	-	○ It would not result in loss of open space / core paths, and not impact on air quality or the general environment/sense of place ○ Development is within Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is outwith the site and from the information available it is not expected that this would constrain the proposed development, but is subject to satisfying HSE requirements.	?
Cultural Heritage	-	○ Development is on site of former tile works which is SMR listed but not a regionally significant site. Development is likely to provide benefits in terms of brownfield development and impact on historic site is minimal.	-/0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR044, Bridgend, Tipperty		**Proposal: 2 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Site will lead to car dependency due to distance from key services leading to increased CO2 emissions. However due to the scale of development, air quality is likely to have short insignificant effects.	0
Water	-/?	○ WWTW is not available for this area and septic tanks are proposed, but this needs to be confirmed.	-/?
Climatic Factors	0	○ The site has no land at flood risk. ○ Proposals of this scale are unlikely to have any effect on CO_2 emissions.	0
Soil	0/-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ Prime agricultural land would be lost as a result of this development. This is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. However the loss is minimal.	0/-
Biodiversity	0	○ The proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity. ○ The potential for biodiversity enhancement is minimal due to scale of development.	0

Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The setting of the village may be impacted upon from the south (site is adjacent to area protected to conserve the landscape setting of the settlement and open space. Landscape mitigation measures such as strategic planting would not be applicable on such a small scale development.	-
Material Assets	0	○ The proposal will lead to pressure on local infrastructure, notably WWTW requires confirmation and there are road and foot access issues. ○ Access to south bound public transport not possible without significant risk ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ There are no localised services and facilities to sustain.	0
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Potential for negative cumulative effects on the variety of house types, as only two detached houses are proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
Human Health	?	○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space ○ The population is not at risk from hazardous developments ○ Site is within HSE consultation zone. Development would need to comply with HSE requirements.	0/?
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR045, Bridgend, Tipperty	**Proposal: 1 home**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Site will lead to car dependency due to distance from key services leading to increased CO2 emissions. However due to the scale of development, air quality is likely to have short insignificant effects.	0
Water	-/?	○ WWTW is not available for this area and is likely to be provided through septic tanks but this needs to be confirmed.	-/?

Climatic Factors	0	○ The site has no land at flood risk. ○ Proposals of this scale are unlikely to have any effect on CO2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ The proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity ○ A range of biodiversity enhancements are proposed but impact would be minimal due to scale of development.	0
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The setting of the village may be impacted upon from the south (site is adjacent to area protected to conserve the landscape setting of the settlement and open space. Landscape mitigation measures such as strategic planting would not be applicable on such a small scale development.	-
Material Assets	0	○ The proposal will lead to pressure on local infrastructure, notably WWTW requires confirmation and there are road and foot access issues. ○ Access to south bound public transport not possible without significant risk ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ There are no localised services and facilities to sustain.	0
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Potential for negative cumulative effects on the variety of house types, as only one detached house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
Human Health	0	○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space ○ The population is not at risk from hazardous developments ○ Site is within HSE consultation zone. Development would need to comply with HSE requirements.	0/?
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR072 Site 2 Land East of Tipperty Industrial Estate Tipperty	**Proposal: Leisure & tourism**

SEA Topics	Effect	Comments Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	Effect – post mitigation
Air	-	○ Potential traffic generation through visitors/users of the site - for the most part, air quality is likely to decrease. There are no measures available to mitigate against this effect.	-
Water	-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse (Tarty Burn) and a buffer strip would be required to mitigate against any effects and if allocated, this mitigation would be stated as part of the development requirements of the opportunity site, and that it should be integrated as a positive feature of the site. A FRA may also be required.	-/0
Climatic Factors	-	○ High likelihood of increased CO2 emissions due to increased vehicular movements due to nature of development. ○ The development is in an area identified as low flood risk for fluvial with some surface water flooding, and it could to have a mid-term effect on climate and the water environment. This could be mitigated by ensuring the flood risk area is included as part of the open space provision. A flood risk assessment (FRA) may also be required. If allocated, these mitigations would be stated as part of the development requirements for the site.	-/0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction	0
Biodiversity	+	○ The development could enhance biodiversity ○ Mitigation measures, such as a buffer strip next to water course could reduce potential negative effects and provide biodiversity enhancement opportunities. ○ The nature of the proposal being tourism/leisure signalling intention for outdoor pursuits, presents an opportunity for enhancements to landscape and habitat creation.	+
Landscape	+/?	○ The nature of land use in the area will be changed. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. Although the site is not overly prominent or in a sensitive area and impact depends on the level of development and final site design. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are relatively minor, and the nature of the proposals could potential enhance the local landscape and encourage active engagement with the land.	?
Material Assets	+	○ The proposal may add pressure on local infrastructure, notably roads, and WWTW requires confirmation. Road access would likely need a significant upgrade to cope with volume of traffic associated with proposed use of site. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire: it is expected that access would be achieved from A90 through existing employment site, and proposal would be an extension to the established BUS site.	+

		○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site is well connected to existing settlement with easy transport links to Ellon and beyond. ○ Potential positive impacts from recreation/leisure pursuits and habitat enhancement, diversifying the mix of land uses within the settlement	
Population	+	○ The development would allow integration of the people where they meet, play and work. Recreational opportunity in the village, and wider region.	0
Human Health	+/-	○ Development would not result in loss of open space / core paths, and not impact on air quality or the general environment/sense of place and development is expected to enhance open space provision. ○ Development is within Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is outwith the site and from the information available it is anticipated that this development would not satisfy HSE requirements.	+/-
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TURRIFF

Preferred Sites

Site Ref: FR001 South of Colly Stripe, Smiddyseat Road, South of Turriff		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ WWTW currently only has capacity for 10 units if the allocation is to be increased to 27 then Scottish Water will need to confirm when the additional supply will be available. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site has a watercourse to the north and west and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	+
Climatic Factors	**-**	○ The north west part of the development is in an area identified as at medium to high risk of surface water flooding. ○ This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. ○ For a development of this scale there would be minimal CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to the Colly Stripe or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.	+
Landscape	**0**	○ the development fits well within the settlement and is unlikely to have any negative impacts on the landscape quality.	0

Material Assets	**-**	○ The proposal is for 10 homes, but could accommodate 27 homes. There is WWTW capacity for 10 homes, so if the number of homes is increased, WWTW capacity would need to be provided to accommodate this ○ There is adequate educational provision ○ If the development were to be increased in numbers the primary school is capable of being extended and this could be mitigated through Developer Obligations.	0
Population	**+/0**	○ The proposal includes 30% affordable housing which is more than the required amount in the LDP.	+/0
Human Health	**0**	○ Would not result in loss of open space / core paths. ○ Development is unlikely to have any significant effects on existing pathways or access to open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ Part of the proposed site is SMR (NJ74NW0071 – Colly Stripe Crop Marks) ○ Archaeology should be consulted about the layout of the development and careful design could mitigate any negative impacts on the SMR. If allocated, this will be stated in the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR003 Site OP3 Turriff		**Proposal: Employment land - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ At < 1Ha, and Individual development of this scale is unlikely to have any effects on air quality. ○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing.	0
Water	**--**	○ The WWTW capacity is not available for this area. A growth project would be required. Network investigations may be required at the OP3, OP4 and OP5 by the developer. Impacts are likely to be localised and medium / long term.	0
Climatic Factors	**0**	○ The site is not within an identified flood risk area and is unlikely to have any effect on CO_2 emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. These will be short term and considered neutral in effect.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The proposal is to the North of existing employment land however it is on an upward slope so there will be some landscape impact. Due to proximity to the town these will be long term but insignificant.	0

Material Assets	**0**	○ The proposal will not lead to a significant increase in pressure on local infrastructure.	0
Population	**0**	○ Proposals will have a long term and positive impact on employment opportunities in the village	0
Human Health	**?**	○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space. ○ It is not known if the population will be at risk from a hazardous development.	?
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR004 OP4, Turriff		**Proposal: Employment land – RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any negative effects on air quality.	0
Water	**--**	○ The WWTW has no capacity for this area. ○ In order for this site to become unconstrained, A growth project would be required. Network investigations may be required as the OP3, OP4 and OP5 by the developer. Impacts are likely to be localised and medium/long term.	-
Climatic Factors	**0**	○ The site is not within an identified flood risk area and is unlikely to have any effect on CO_2 emissions (subject to proposal).	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**0**	○ The site is on a fairly prominent slope that would be very visible when approaching Turriff from the North East and the landscape in the area will be changed and displaced. The relationship between land forms and land use will significantly change. Due to proximity to town, these will be long term but insignificant.	0
Material Assets	**0**	○ The proposal will not lead to a significant increase in pressure on local infrastructure.	0
Population	**0**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. This is in line with community aspirations.	0
Human Health	**0/-**	○ Development of the site is not likely to have any significant effects on existing pathways or access to open space.	0

		○ There is a core path to the south of the site that should be retained / enhanced, but development of the proposed site will not encroach on it.	
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR005 Knockieland, North of Slackadale Gardens, Turriff		**Proposal: 60 homes - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW has limited capacity. ○ An upgrade of the WWTW could mitigate the limited capacity. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The Burn of Knockiemill is located at the northern boundary of the site and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the Burn of Knockiemill and should be integrated as positive feature of the development. A flood risk assessment may also be required.	0
Climatic Factors	**-**	○ The development is adjacent to fluvial flood extent from Brodie Burn on eastern boundary. ○ This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**- /0**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. The development will result in the loss of woodland at the south east of the site. ○ Where possible the woodland should be retained. If some tree loss is absolutely necessary this could be mitigated by compensatory planting.	0

		○ The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	
Landscape	**-**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, and naturalness will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site.	0
Material Assets	**?**	○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing, open space and new facilities. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue.	0
Population	**-**	○ The mix of house types has not been specified in this bid. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, amount and type of open space and contribution to other community facilities where a need has been established.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ There is a core path to the south of the site, however in line with LDP policy it would not result in loss of open space / core paths, and would provide open space in proportion with the size of the development.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR020 Land at Markethill, Turriff	**Proposal: 16 homes and a cemetery**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.	0

Water	**-/?**	○ The WWTW capacity is not sufficient for this area. Timescale for extending the works is unknown. Due to the risk of private water supply contamination, connection to sewers is not a preferred option and if the site is allocated more detailed studies showing disconnection would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	-
Climatic Factors	**0**	○ The development is not within an area at risk from flooding. ○ A cemetery could attract a lot of periodic car journeys, but the effects, although long term, are unlikely to be significant.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term irreversible adverse impacts on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat.	0
Landscape	**-**	○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change, as the site is not immediately adjacent to Turriff, but is separated by a field on the east side of the minor road. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**+/-**	○ Proposes a cemetery, an important asset that will have long term benefits. ○ There is a WWTW constraint that will need to be mitigated, which will have a medium term temporary effect.	+
Population	**0/-**	○ Very limited detail on the mix of house types proposed. This could be mitigated by proposing a sustainable mix of house types in accordance with LDP policy.	+/0
Human Health	**+**	○ Would result in creation of open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+/0
Cultural Heritage	**?**	○ The overall the development is unlikely to affect the listed bridge, but it's integrity will be monitored by the roads Service as part of their programme of reviewing bridges. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. As a potential gateway site, there would be an opportunity to ensure the proposal is in keeping with the vernacular red stone and in keeping with existing houses in the locality.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR030 Part OP1 site Turriff		Proposal: 61 homes	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW does not have capacity for this area. The bid states that there is capacity but the Scottish Water Asset Capacity reports capacity for less than 10 homes. ○ This could be mitigated through a Scottish Water growth project although the timescale for this is unclear.	-
Climatic Factors	**0**	○ The development site is not within an area identified as flood risk.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. Impacts are likely to be localised and in the medium to long term. ○ There would be loss of greenfield agricultural ground (not prime) and associated soil erosion. ○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development proposes to introduce native tree planting, ponds and soakaways and will be required to meet open space mix and quantity in accordance with LDP policy.	0
Landscape	**0**	○ The nature of land use in the area will be changed and the agricultural land shall be lost. However, the development would blend in with the existing residential area adjacent to it and would blend in well. ○ In the long term, what gets developed becomes part of the landscape, the effects are only likely to have short-term effects.	0
Material Assets	**-**	○ There is limited capacity in Turriff Primary. ○ There is very limited capacity of waste water treatment within the public sewer system. ○ The development would increase traffic congestion in the long run, particularly on A947. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these impacts.	+
Population	**?**	○ Mix of house types is unknown resulting a presumption in a limited housing choice for all groups of the population. ○ LDP policy would require the development to provide a sustainable mix of house types and tenures.	+
Human Health	**0**	○ Would result in new of open space / core paths that will connect to other paths and the town. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ The development would not have any negative impact on built-heritage.	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR078 Land at Balmellie and Dalgaty, Turriff		**Proposal:** 450 homes, 10 ha employment land, commercial land and community facilities	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-/0**	○ While developments of this scale are likely to affect air quality, Turriff's air quality is not a significant issue, and a possible distributor road is safeguarded. Site is next to a frequent bus service.	0/-
Water	**--**	○ The WWTW has no capacity for this area. A growth project would be required. Impacts are likely to be localised and medium/long term.	0
Climatic Factors	**-/0**	○ The site is not within an identified flood risk area, but it is unlikely to have any effect on CO_2 emissions. Site is next to a frequent bus service and a mix of uses are proposed that would mitigate effects.	-/0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could result in the partial loss of ancient woodland, and compensatory planting pursued to account for any trees removed. New footpaths proposed through it.	--/?
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. Due to proximity to town, these will be long term but insignificant. ○ The landscape will undoubtable be affected due to the sale of development however extensive landscaping proposed to mitigate effect in the long term.	0
Material Assets	**-/+**	○ The proposal will could lead to a significant increase in pressure on local infrastructure due to scale of development proposed. This would be mitigated through the provision of required community infrastructure via Developer Obligations	+
Population	**+**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Human Health	**+**	○ Development of the site is likely to have positive effects on by creating new pathways and open space, and enhancing the core path network.	+
Cultural Heritage	**-**	○ Site includes the remains of a possible ring cairn, comprising a patch of stones with very slight hollow. Effects could be mitigated by requesting an archaeology survey.	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR086 Land North of Cornfield Road		**40 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ The proposal is unlikely to have and significant impact on water quality. The WWTW at Turriff have limited capacity so this would need to be overcome as part of the development.	0
Soil	**+**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development would result in remediation of contaminated land	+
Biodiversity	**+**	○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area, however this can be mitigated by providing good quality open space in accordance with the Parks and Open Space Strategy. ○ The development will enhance biodiversity through redevelopment of brownfield land.	+
Landscape	**0**	○ The nature of land use in the area would be compatible with uses surrounding the site – if anything improvement in landscape from current yard area to new housing. Trees at rear of site to be retained.	0
Material Assets	**+**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ Proposal of this scale could have a positive effect through provision of affordable housing, water / waste water infrastructure, transportation infrastructure.	+
Population	**+/0**	○ A mix of house types are proposed resulting in housing choice for all groups of the population.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ The proposal is unlikely to have any negative impacts on the historic environment	0
	+ = positive effect ++ = significant positive effect		

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect

Site Ref: FR127 Lower Smiddyseat, Turriff		Proposal: 50 homes - RESERVED	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any negative effects on air quality.	0
Water	**--**	○ The WWTW has limited capacity in the area. A growth project would be required. Impacts are likely to be localised and medium/long term. However, there is a growth project planned for Turriff and if this is a reserved site, then it is anticipated that there will be capacity when the site is delivered.	0
Climatic Factors	**0**	○ The site is not within an identified flood risk area and is unlikely to have any effect on CO2 emissions (subject to proposal).	0
Soil	**0**	○ It should be noted that while all developments are likely to have adverse effects on soil through soil erosion, desegregation, compaction and pollution during the construction phase, these will be short term and should be considered a neutral impact.	0
Biodiversity	**+/0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ To mitigate for the negative impact of loss of a greenfield site, biodiversity enhancements and improvements to the green network are proposed.	+/0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. Due to proximity to town, these will be long term but insignificant. ○ The landscape will undoubtedly be affected due to the sale of development however extensive landscaping proposed to mitigate effect in the long term.	0
Material Assets	**-**	○ The proposal will could lead to a significant increase in pressure on local infrastructure due to scale of development proposed, but this could be mitigated by securing developer contributions where a need is identified. The development will also provide affordable housing.	0
Population	**+**	○ The development would allow integration of the people where they live and work. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The proposals incorporate a good mix of housing types and tenures including affordable housing.	+
Human Health	**0/+**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. The development will provide a mix of public open space in accordance with LDP policy	0/+

Cultural Heritage	**?**	○ The proposal is sited where there is an SMR (Colly Stripe – crop marks, archaeology have been consulted and have advised that this is not a constraint to development.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR134 Site Adjacent to Bridgend Terrace, Turriff	**Proposal:** 35 homes		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW has limited capacity in this area and not likely to accommodate the proposed number of homes. This could be mitigated through the planned Scottish Water growth project and the developer would need to have early discussions with Scottish Water regarding this. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ There is surface water flood risk some part of the site. ○ There is fluvial flood risk adjacent to the site. ○ A flood risk assessment would be required to identify any mitigating measures	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the disturbance to species that use the site as a habitat. This could be mitigated by providing good quality open space that improves connectivity (e.g. green corridors) in accordance with the Parks and Open Space Strategy. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts such as **red squirrel, elm and badger**. A habitats and wildlife assessment would be required to mitigate effects. ○ The development may affect existing trees and woodland.	-

Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at primary school, which will have a temporary to long term affect. This could be mitigated through developer obligations being sought where a need is identified. ○ The proposal may not lead to any significant pressure on water supply and drainage infrastructure subject to upgrading the network, however a growth project is being planned so early discussions with Scottish Water would be required.	0
Population	**-**	○ Very little mix of house types proposed resulting in a limited housing choice for all groups of the population. The development would be required to comply with LDP policy that stated a sustainable mix of housing is required including a minimum of 25% affordable housing.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths and links would be made to existing core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing, or those who are seeking affordable housing.	0
Cultural Heritage	**-**	○ The development will have long-term and permanent negative effect on the grade C listed building (Bridgend Farmhouse – 50 m from site). The development may weaken the sense of place, and the identity of existing settlements. ○ In mitigation, the building can be protected via suitable screening.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR074 Site adjacent to Rosehall, Turriff	**Proposal: 7 homes**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The Turriff WWTW has limited capacity. ○ This could be mitigated through a Scottish Water growth project. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ The proposed site is not within an identified flood risk area.	0

Soil	**0**	○ The proposed development is likely to have short-term adverse impacts on soil through erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	**-**	○ The site is within the Deveron Valley Special Landscape Area and adjacent to a former designed landscape of Muiresk House. ○ The proposed site is considered inappropriate and may lead to suburbanisation of the countryside. ○ Effects could be partially mitigated through landscaping and natural boundary features.	-
Material Assets	**0**	○ The proposal will not lead to a significant increase in pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, LDP policy requires a mix of house types to mitigate effects.	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ The development will have long-term and permanent negative effect on the setting of gardens and designed landscapes and archaeological sites. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR085 Land at Kinnaird House, Turriff	**Proposal: Extension to settlement boundary**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ The extension to the boundary of Turriff would have neutral impact on the air quality; unless developments occur and only then the air quality would be required to assess again.	0
Water	**0**	○ The WWTW and WTW would be kept as existing. ○ There is a burn to the north of the site and SEPA map indicates surface water drainage issue is a concern. However as no additional housing is proposed there would be no topographical change to the existing situation	0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0

Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The proposal would not have no impact on the biodiversity.	0
Landscape	**0**	○ In light of the *scale and location* of the proposal, it would have no impact on the landscape character for the long-term.	0
Material Assets	**0**	○ There would be no infrastructure constrained associated with the site.	0
Population	**0**	○ No change to existing	0
Human Health	**0**	○ It would have no impact on paths/core paths and air quality.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR099 Land at the Old School House, Ardmiddle, Turriff		**Proposal:** 30 homes	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW has limited capacity but this could be mitigated through a growth project ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ In mitigation suitable levels of surface water treatment will be required to protect The Burn of Garble.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	+

		○ Burn of Garble runs along the southern boundary. A buffer strip would be required, which could enhance biodiversity including habitat connectivity (e.g. green corridors) as part of the open space provision.	
Landscape	**-**	○ The site is located on the edge of the Deveron Valley SLA. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Significant scale development that would further alter the character of the area. The impact is unlikely to be mitigated by strategic landscaping.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access, and waste water treatment. ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social Infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; etc. These impacts could be mitigated where there is identified need through securing Developer Obligation contributions.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ The development would not allow integration of the people where they meet and work. No employment opportunities.	+/0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

UDNY GREEN

Preferred Sites

None.

Alternative Sites

None.

UDNY STATION

Preferred Sites

Site Ref: FR021 Land at Udny Station East, Udny		**Proposal: Mixed use including 40 Homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	--	○ There is insufficient WWTW capacity for this area and an upgrade to an adoptable standard would be required. ○ During the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	0	○ The site is not within an identified flood risk area ○ A proposal on this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ However development would result in loss of prime agricultural land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	0/+	○ The proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity ○ Development proposes biodiversity enhancements, and site has potential to augment woodland to the west.	0/+
Landscape	-	○ Due to scale of development, the proposal risks having a negative impact on the townscape / setting of the town with long term effects. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However, the site is not highly exposed and would appear to be a logical extension to the existing allocation ○ The impact could be mitigated through a well designed development with strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.	-/0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely on WWTW (capacity unknown), and schools as Cultercullen PS and Meldrum Academy are both set to be over capacity by 2022 which will have a *temporary effect* overall.	?/+

		○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community. ○ Development provides opportunity to add biodiversity and link to adjacent woodland.	
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement.	+/0
Human Health	0	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Site has potential to provide path links to adjacent woodland to the west.	0/?
Cultural Heritage	-	○ The proposal will have a negative impact key features of cultural heritage. This will be long term and permanent. ○ The site is immediately adjacent to/encloses ROC (WWII) observation posts. These should be avoided by development. If site is allocated, the preservation of these features would be stated in the LDP as developer requirements of the opportunity site on the basis that these could be factored in as positive features of the overall design of the development.	-/+
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR138 Site OP1 Land North East of Udny Station Park, Udny Station		**Proposal: 35 houses and 1Ha employment land**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	--	○ There is insufficient WWTW capacity for this area and an upgrade to an adoptable standard would be required. ○ During the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	0	○ Site is not within an identified flood risk area ○ A proposal on this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0/+	○ The proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0/+

		○ Site presents opportunity to improve habitat for biodiversity.	
Landscape	0	○ The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely on WWTW (capacity unknown) and schools as Cultercullen PS and Meldrum Academy are both set to be over capacity by 2022 which will have a *temporary effect* overall. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community. ○ Development provides opportunity to improve play area, provide new walking routes and add biodiversity enhancements.	?/+
Population	+/0	○ A mix of house types is proposed resulting in a housing choice for all groups of the population. ○ The development will allow integration of people where they live and work. Employment opportunity in the village.	+/0
Human Health	0/+	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ New walking routes proposed. ○ The population not at risk from hazardous developments.	0/+
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR139 Land North East of Udny Station Park, Udny Station	**Proposal: 65 houses and 1Ha employment land - RESERVED**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) impacts are likely to be permanent and long term in duration: site risks increasing traffic flow through Ellon. ○ However site is near a bus route that may help mitigate increased traffic	-/?
Water	--	○ There is insufficient WWTW capacity for this area and an upgrade to an adoptable standard would be required. ○ During the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/0
Climatic Factors	**-**	○ Site is not within an identified flood risk area ○ A proposal on this scale has potential to cause an increase in concentrations of CO_2 emissions through increased car travel.	-/0

		○ The connectivity of the proposed site must be taken into account when assessing impact. A mixed use proposal on a bus route may also help mitigate transport related emissions, however there are no existing services and facilities and currently development in this location would therefore promote car dependency. Effects are likely to be medium term.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/+**	○ The proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity ○ Development proposes range of biodiversity enhancements, with potential to augment woodland to the east.	0/+
Landscape	**-**	○ Due to scale of development, the proposal risks having a negative impact on the townscape / setting of the town with long term effects. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However, the site is not highly exposed and would appear to be a logical extension to the existing allocation. ○ The impact could be mitigated through a well designed development with strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.	-/0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely on WWTW (capacity unknown), and schools as Cultercullen PS and Meldrum Academy are both set to be over capacity by 2022 which will have a *temporary effect* overall. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community. ○ Development provides opportunity to improve play area, provide new walking routes and add biodiversity enhancements.	?/+
Population	+	○ A mix of house types is proposed resulting in a housing choice for all groups of the population. ○ The development will allow integration of people where they live and work. Employment opportunity in the village.	+
Human Health	0/+	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ New walking routes proposed. ○ The population not at risk from hazardous developments.	0/+
Cultural Heritage	0	○ The development is unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

None.

WEST PITMILLAN

Preferred Sites

Site Ref: FR117 Land West of Enerfield Business Park, Foveran, Newburgh		**Proposal: Employment – RESERVED**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants as its for it is for industrial use.	-
Water	**0**	○ The WWTW / WTW is restricted for this area. This could be mitigated through a growth project.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (proposal Is relatively isolated from residential areas (the need to travel long distances to services) and increased emissions.	-
Soil	**-**	○ The proposed development would result in the loss of prime agricultural land.	-
Biodiversity	**0**	○ The development of this intensive farmland is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The sites allocation will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The sites allocation would not have any significant effects on population	0
Human Health	**0**	○ The allocation would not have any significant effects on population	0
Cultural Heritage	**-**	○ Whilst the proposal would likely destroy a site of regional significance it is unlikely to have significant effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR118 Land at Enerfield Business Park, Foveran, Newburgh		Proposal: Employment	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants as its for it is for industrial use.	-
Water	**0**	○ The WWTW / WTW is restricted for this area. This can be mitigated through a growth project.	0
Climatic Factors	**0**	○ The development is relatively well connected to the A90 and traffic impact would be reflective of the other business that already are located there.	0
Soil	**-**	○ The proposed development would result in the loss of prime agricultural land.	-
Biodiversity	**0**	○ The development of this intensive farmland is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced but the site is not particularly significant in a landscape context and the nature of the area has been affected by the A90.	0
Material Assets	**0**	○ The allocation will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The allocation would not have any significant effects on population	0
Human Health	**0**	○ The allocation would not have any significant effects on population	0
Cultural Heritage	**0**	○ No significant effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

WOODHEAD

Preferred Sites

None.

Alternative Sites

Site Ref: FR042 Land at Fyvie Road, Woodhead of Fyvie		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a pubic sewer, however this may not be feasible. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-
Climatic Factors	0	○ The development could have a long-term negative impact due to the likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However a proposal on this scale is unlikely to have any effect on CO2 emissions. ○ The development is not in an area identified at flood risk.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The development will cause loss of Prime agricultural land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against loss of locally important designated of conservation value.	-
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	0

		○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	0	○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires need to travel). ○ The development may help sustain the schools as Fyvie PS and Turriff SS are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site connects well to existing settlement with potential to enhance footpath network.	-/+
Population	+/0	○ Self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However this will not make a significant increase in housing choice.	+/0
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Opportunities to enhance and extend footpaths.	0
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR043 Site North of Woodhead Farm, Woodhead of Fyvie		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	-	○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a pubic sewer, however this may not be feasible.	-

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	
Climatic Factors	0	○ The development could have a long-term negative impact due to the likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However a proposal on this scale is unlikely to have any effect on CO2 emissions. ○ The development is not in an area identified at flood risk.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The development will cause loss of Prime agricultural land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against loss of locally important designated of conservation value.	-
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-/+	○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires need to travel). ○ The development may help sustain the schools as Fyvie PS and Turriff SS are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site connects well to existing settlement with potential to enhance footpath network.	-/+
Population	+/0	○ Self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However this will not make a significant increase in housing choice.	+/0
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Opportunities to enhance and extend footpaths.	0
Cultural Heritage	0	○ No impact on cultural heritage.	0
	+ = positive effect ++ = significant positive effect		

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR053 Land adjacent to Braefield, Woodhead of Fyvie		**Proposal: 3 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality	0
Water	-	○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a pubic sewer, however this may not be feasible. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions however a proposal on this scale is unlikely to have any effect on CO2 emissions. ○ The development is not in an area identified at flood risk.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Biodiversity enhancements proposed.	0
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires need to travel).	0

		○ The development may help sustain the schools as Fyvie PS and Turriff SS are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site has potential to help consolidate settlement pattern.	
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types. Nonetheless, this is small scale, self-build housing with limited opportunity to provide good housing mix and choice.	-
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR054 Land adjacent to Hillview, Woodhead of Fyvie		**Proposal: 2 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality	0
Water	-	○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a pubic sewer, however this may not be feasible. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However a proposal on this scale is unlikely to have any effect on CO2 emissions. ○ The development is not in an area identified at flood risk.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	-

		○ The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against loss of locally important designated of conservation value.	
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	0	○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires need to travel). ○ The development may help sustain the schools as Fyvie PS and Turriff SS are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site has potential to help consolidate the existing settlement.	0
Population	-	○ Self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However this will not make a significant increase in housing choice.	-
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ No impact on cultural heritage.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR130 Land to the West of Woodhead, Woodhead of Fyvie		**Proposal: 5 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ Individual developments of this scale are unlikely to have any effects on air quality	0

Water	--	○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a pubic sewer, however this may not be feasible. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	--
Climatic Factors	0	○ The development could have a long-term negative impact due to the likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal on this scale is unlikely to have any effect on CO_2 emissions. ○ The development is not in an area identified at flood risk.	0
Soil	-	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The development will cause loss of Prime agricultural land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development could affect the conservation objectives and natural features of a locally important designated site (development site is immediately adjacent Windyhills LNCS). A buffer strip would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, this mitigation measure will be stated as part of the development requirements for the site.	-/0
Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The proposal is likely to have a negative impact on the setting of the settlement. ○ Visual and landscape character impacts are expected as a result of the scale of development which is significant relative to the scale of the settlement, particularly on approach to the village. ○ The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. If necessary, a landscape and visual impact assessment will be required and will be stated in the development requirements for the site. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-/0
Material Assets	-	○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires need to travel). ○ The development may help sustain the schools as Fyvie PS and Turriff SS are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers	-/+

		will be required to identify mitigation measures – if any are possible - and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Site has potential to connect well to existing settlement.	
Population	+/0	○ Limited choice of housing proposed, however proposals must accord with the design policies in the LDP and include a mix of house type.	+/0
Human Health	0	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

YTHANBANK

Preferred Sites

Site Ref: FR019 Michealmuir Croft, Ythanbank		**Proposal: 3 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	○ There is no public waste water treatment works in Ythanbank. A private waste drainage system is required.	-
Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal on this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0/+	○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.	0/+

		○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Biodiversity enhancements are proposed. Individual SuDS schemes would also enhance biodiversity.	
Landscape	0	○ Landscape impact would be minimal and mitigated through landscaping and natural boundary features. ○ Scale and location of development fits with existing settlement.	0
Material Assets	0/+	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ The development would help sustain Auchterellon PS (decreasing school roll). ○ Although the village lacks local services and facilities and therefore promotes car dependency, the development would help sustain services in Ellon.	0/+
Population	-	○ Self-build housing proposed of 4+bed homes suggested, which limits housing choice.	-
Human Health	0/+	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Extends footpath in front of plots and potential to improve connectivity to the Ythanbank Reindeer Centre.	0/+
Cultural Heritage	0	○ No impact on cultural heritage	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: FR048 Site 1, Land at Wood of Schivas, Ythanbank, Methlick		**Proposal: 12 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
Water	-	○ There is no public waste water treatment works in Ythanbank. A private waste drainage system is likely to be required which would have a negative impact on water quality. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/?

Climatic Factors	0	○ The site is not within an area identified as being at flood risk ○ The site has poor connections to the public transport network (no bus stop within 400m) and therefore may increase reliance on private car usage. ○ A development this scale is unlikely to have a significant impact on CO_2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases, however this impact would be limited to the short / medium term.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development risks loss of existing trees (ancient woodland – plantation origin), woodland and hedges. The area of the site covered by Ancient Woodland should be retained as open space and woodland supplemented as required to mitigate against any negative impact and if allocated, this measure stated as part of the development requirements to be a positive feature of the opportunity site. ○ The development will enhance biodiversity through provision of open space, including the planting of native tree species, nectar rich species and wildflowers in the verges.	-/+
Landscape	0	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects, and overall the site will not have a significant negative impact on the setting of the village.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, education provision at Methlick Primary and Meldrum Academy, which will have a long term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	-	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population although 25% affordable housing is proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
Human Health	+/-	○ Would result in an increase of open space. ○ No impact on core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Poor connectivity to facilities and amenities would discourage the use of sustainable modes of transport, having a negative impact on health.	+/-
Cultural Heritage	-	○ The development will have long-term and permanent, long term negative effect on the setting of an archaeological site (Fedderat Cairn). As such, the development may weaken the sense of place, and the identity of existing settlements. Site topography and landscaping may help mitigate, nonetheless there would be significant impact due to the development's siting on an area of regionally significant importance (Wood of Schivas – extensive rig and furrow area).	-/?

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR049 Site 2, Land at Wood of Schivas, Ythanbank, Methlick		**Proposal: 25 Homes and 2.5ha Employment Land**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	0	○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
Water	-/?	○ The WTW/WWTW capacity information is unavailable ○ In the event that private waste water drainage is required for a development of this scale, it is likely to have a negative impact on water quality. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/?
Climatic Factors	0	○ The site is not within an area identified as being at flood risk ○ The site has poor connections to the public transport network (no bus stop within 400m) and therefore may increase reliance on private car usage. ○ However, development this scale is unlikely to have a significant impact on CO_2 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases, however this impact would be limited to the short / medium term.	0
Biodiversity	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will enhance biodiversity through provision of open space, including the planting of native tree species, nectar rich species and wildflowers in the verges. Proposal also presents opportunity for providing green corridor links. ○ The development will however also result in the loss of existing trees (ancient woodland – plantation origin), woodland and hedges. Native Tree Species planting proposed, although would not offset loss of ancient woodland but may offset other tree removal. ○ Compensatory planting is a mitigation measure that would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting will be stated as part of the development requirements for the site.	-/+

Landscape	-	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Potential loss of woodland and open field pattern. ○ Potentially mitigation from compensatory planting, use of dry stone walls ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There are a number of infrastructure constraints associated with the site, namely road access, education provision at Methlick Primary and Meldrum Academy, and uncertainty over WWTW capacity, which may have a long term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The development would provide employment opportunity, housing choices, new walking routes but site is poorly connected to existing settlements.	+/?
Population	+/0	○ A mix of house types proposed resulting in a housing choice for all groups of the population. ○ 25% affordable housing is proposed	+/0
Human Health	0	○ Would result in an increase of open space. ○ No impact on core paths – new walking routes proposed. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ However, positive benefits are offset by poor connectivity to facilities and amenities would discourage the use of sustainable modes of transport, having a negative impact on health. ○ Although an eastern section of the site lies within the outer consultation zone for a national grid pipeline and therefore development would be subject to consultation.	0/?
Cultural Heritage	-	○ The development will have long-term and permanent negative effect on the setting of scheduled monuments and archaeological sites. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ Numerous Aberdeenshire SMRs within and adjacent to the site. Development likely to impact the setting of these – site topography and landscaping may help mitigate, nonetheless there would be significant impact due the development's siting on an area of regionally significant importance (Wood of Schivas – extensive rig and furrow area).	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – DRUM OF WARTLE

Preferred Sites

Site Ref: FR036 Land at Greenway, Drum of Wartle (Business)		**Proposal: 1.5 ha employment land (light industrial)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ The development of employment land is could worsen air quality depending on developments coming forward. Impact would be controlled through development management procedures.	0
Water	**-**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The effect on the water environment also depends on potential deterioration of a waterbody, based on private drainage being proposed.	0
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This is not a well connected area, so it is unlikely that the impact of emissions could be mitigated especially as the proposal is for employment land.	-
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. These will be remediated in the medium term.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. Negative impacts can be overcome by good landscape design including green corridors.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-
Material Assets	**+**	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.	+
Population	**0**	○ Employment opportunities would be created.	0

Human Health	**0**	○ Unlikely to have any significant effects.	0
Cultural Heritage	**0**	○ The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

LANDWARD SITES – FORGUE

Preferred Sites

None.

Alternative Sites

Site Ref: FR146 Land to East of South Balnoon Farmhouse, Forgue		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	Unlikely to have an impact due to its small scale.	0
Water	-	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Minimal negative impact on water quality - the proposed development is on a brownfield site near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *poor*. However, site is not immediately adjacent to a watercourse.	0

Climatic Factors	0	○ The development could have a long-term negative impact due to the potential for increased travel requirements as there are few services available locally. However, a development of this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	+/?	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development may result in remediation of contaminated soil (existence of any contamination is unknown).	+/?
Biodiversity	0/+	○ Site is agricultural land of limited biodiversity interest. ○ Unlikely long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will enhance biodiversity through redevelopment of brownfield land with some biodiversity improvements.	0/+
Landscape	-	○ The site is close proximity to Deveron Valley Special Landscape Area and within Agricultural Heartland with gently rolling landform allowing open views, characterised by infrequent farmsteads and scattered settlements. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ There is potential cumulative impact of housing of an inappropriate scale on a farmstead (10 homes together with adjacent bid site for 4 homes) which would be intrusive by its relative scale. ○ Site is visible due to open nature of landscape: the development risks a surburban 'cul de sac' arrangement being imposed on this agricultural setting through the scale of the setting, although screening would help mitigate impact. ○ In this undulating agricultural heartland mixed species woodland and shelterbelts could be planted to mitigate impact and reinforce landscape character. If allocated, this mitigation would be stated in the development requirements of the opportunity site.	-/0
Material Assets	-	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Impacts on social infrastructure with WTW and WWTW capacity undetermined, however positive impact on Forgue Primary School which is currently over capacity but set to decline within 5 years. ○ There are very few facilities in the locality. ○ Long term negative impact on the single track road and junction onto the B9024 is a potential negative impact.	+/-
Population	+/0	○ Mixed size of housing is proposed (2, 3 and 4 bedroom) resulting in a degree of housing choice, including affordable housing.	+/0
Human Health	0	○ Development would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	-	○ Development is immediately adjacent to the site of a 19th century farmstead. New developments that deviate from existing designs, layouts and materials could adversely affect the setting of an historic setting in the long-term. If allocated, the need for sensitive design solutions would be specified as part of the development requirements of the site.	-/?
	+ = positive effect ++ = significant positive effect		

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: FR147 Land to North and East of South Balnoon Farmhouse, Forgue		**Proposal: 4 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	Unlikely to have an impact due to its small scale.	0
Water	**-**	○ The WWTW / WTW capacity is unknown for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Minimal negative impact on water quality - the proposed development is on a site that may be brownfield, near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *poor*.	0
Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements as there are few services available locally. However a development of this scale is unlikely to have any effect on $C0^2$ emissions.	0
Soil	**-/?**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ The proposed development may result in remediation of contaminated soil (existence of any contamination is unknown). ○ Development causes some loss of Prime agricultural land which is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-/?
Biodiversity	**0/+**	○ Site is agricultural land of limited biodiversity interest. ○ Unlikely long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will enhance biodiversity through proposed planting.	0/+
Landscape	**-/0**	○ The site is located in Agricultural Heartland (upland ridges South of the Deveron) with gently rolling landform allowing open views, characterised by infrequent farmsteads and scattered settlements. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-/0

		○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ There is potential cumulative impact of housing of an inappropriate scale on a farmstead (4 homes together with adjacent bid site for 10 homes) which would be intrusive by its relative scale ○ Site is visible due to open nature of landscape: the development risks a suburban arrangement being imposed on this agricultural setting, although screening would help mitigate impact. ○ In this undulating agricultural heartland mixed species woodland and shelterbelts could be planted to mitigate impact and reinforce landscape character.	
Material Assets	**+/-**	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ Impacts on social infrastructure with WTW and WWTW capacity undetermined, however positive impact on Forgue Primary School which is currently over capacity but set to decline within 5 years. ○ There are very few facilities in the locality. ○ Long term negative impact on the single track road and junction onto the B9024 is a potential negative impact.	+/-
Population	-	○ 4 detached houses (3 bedroom), no affordable housing proposed. (Note: two planning approvals for conversion of steading and bothy provide smaller accommodation as residential feu – related to this bid). However, proposals must accord with the design policies in the LDP and include a mix of house type.	+/0
Human Health	0	○ Development would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	-	○ Development is immediately adjacent to the site of a 19th century farmstead. New developments that deviate from existing designs, layouts and materials could adversely affect the setting of an historic setting in the long-term. If allocated, the need for sensitive design solutions would be specified as part of the development requirements of the site.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – HATTONCROOK

Preferred Sites

None.

Alternative Sites

Site Ref: FR023 West Hattoncrook, Oldmeldrum		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Individual developments of this scale are unlikely to have any significant impacts.	0
Water	**--**	○ The proposal is likely to have a significant negative effect as it exceeds public sewage treatment capacity a private waste drainage system is proposed/required for more than 15 houses. Impacts are likely to be localised and medium/long term. ○ This could be mitigated through a growth programme.	-
Climatic Factors	**0**	○ The site is not within an identified flood risk area ○ A proposal on this scale is unlikely to have any effect on CO^2 emissions. ○ A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of a certain contaminant(s) in soil, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long term.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ A proposal of this scale will cause a significant loss of valuable agricultural land. Impacts are likely to be localised and medium/long term.	-
Biodiversity	**0**	○ The proposal is of a scale and in a location, which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The proposal will have a negative impact on a key feature of the landscape character area. These negative impacts could be mitigated through good design and screening.	0

Material Assets	**-**	○ The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network and the local primary/secondary school. ○ These negative impacts could be mitigated through a growth programme and developer obligations, if required.	-
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, any applications will be required to be in accordance with LDP policy, meaning there will be a sustainable mix of housing with at least 25% being affordable.	+/0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ The development is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – WHITECAIRNS

Preferred Sites

None.

Alternative Sites

Site Ref: FR016 Land to the rear of Dykeside, Whitecairns		**Proposal: 6 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	▪ Individual developments of this scale are unlikely to have any effects on air quality. ▪ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW is not available for this area. This could be mitigated through a growth project. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near the Potterton Burn, which has a moderate water quality rating.	-/?

		○ The effect on the water environment also depends on: potential deterioration of a waterbody, and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the cumulative effects can be significant in the longer term for the Potterton Burn.	
Climatic Factors	**0/-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services), but its scale would only have a moderate increase in emissions.	0/-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development is of a scale and in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity ○ Some moderate biodiversity enhancements are proposed, which would have a long term positive impact.	0
Landscape	**-**	○ The landscape experience is likely to change - openness, scale, line, pattern, solitude, naturalness will change. This could be mitigated by strategic landscaping. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ Proposal will not lead to a significant increase in pressure on local infrastructure. ○ However, Balmedie primary school and Newmachar PS is also over capacity (134% by 2022). Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, this would be mitigated by conforming with LDP policy.	+/0
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ The development is unlikely to weaken the sense of place, and the identity of Whitecairns, as it mostly comprises of detached houses, the oldest located at the T-junction and the newest to the north. Site contains former cottages, which are listed in the Sites and Monuments Record, but have been removed. An archaeology survey could be requested if the site is allocated.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR055 Chance Inn, Whitecairns		**Proposal: 3 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**

Air	**0**	○ Individual developments of this scale are unlikely to have any effects on air quality.	0
Water	**-**	○ The proposal is likely to have a negative effect as private waste drainage system is proposed under 15 houses. The effects can be significant in the longer term.	-
Climatic Factors	**0**	○ Site is not within an identified flood risk area ○ A proposal on this scale is unlikely to have any effect on CO_2 emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of this greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Any negative impacts of development could be mitigated by the development plan being in accordance with the Parks and Open Space Strategy ;in particular by procreating wold green space and green corridors.	0
Landscape	**-**	○ The proposal would create ribbon development and will have a negative impact on a key feature of the landscape character area. The impacts are likely to be long term.	-
Material Assets	**-**	○ The proposal will have negative effects on existing school infrastructure if it is of a scale which increases the pressure on one or more of the following without being able to make sufficient developer contributions. ○ This negative impact could be mitigated through Developer Obligations.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.	-
Human Health	**0**	○ Development of site is unlikely to have any significant effects on existing pathways or access to open space. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: FR097 Land North of Drovers Place, Whitecairns		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	0	▪ Individual developments of this scale are unlikely to have any effects on air quality. ▪ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	- -	○ The WWTW is not available for this area, and is within a waste water drainage hotspot with poor ground conditions and impacts upon watercourses. However, a private reed bed system is proposed off-site on land in the ownership of the proposer. The feasibility of this is uncertain. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near the Potterton Burn, which has a moderate water quality rating. ○ The effect on the water environment also depends on: potential deterioration of a waterbody, and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the cumulative effects can be significant in the longer term for the Potterton Burn.	-/?
Climatic Factors	0	○ The development risks long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services). However a development on this scale is unlikely to have any significant effect on C02 emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0/+	○ The development is of a scale and in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity ○ Biodiversity enhancements are proposed, which would have a long term positive impact.	0/+
Landscape	-	○ The landscape experience is likely to change - openness, scale, line, pattern, solitude, naturalness will change. This could be mitigated by strategic landscaping. ○ Furthermore, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0/-
Material Assets	-	○ Proposal will lead to a significant increase in pressure on Balmedie primary school and need a new sewage treatment work. Newmachar PS is also over capacity (134% by 2022). ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ However, there are no services in this hamlet.	0/-
Population	+/0	○ Mix of semi and detached homes from 1-4+ bedrooms are proposed resulting in a housing choice for most groups of the population. 25% of the site will be for affordable homes.	+/0
Human Health	0	○ A loop is proposed with some green space, with the play area next to the existing tree belt. A footpath link is proposed to the B999. ○ Population not at risk from hazardous developments.	0
Cultural Heritage	0/?	○ The development is unlikely to weaken the sense of place, and the identity of Whitecairns, as it mostly comprises of detached houses, the oldest located at the T-junction and the newest to the north. ○ Nearby are former buildings that are listed in the Sites and Monuments Record, but most have been destroyed. An archaeology survey could be requested if the site is allocated.	0/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		