



# **ABERDEENSHIRE**

## Strategic Environmental Assessment

Assessment of sites – Garioch

**January 2023**

## Strategic Environmental Assessment of New Allocated Sites and Alternative Bid Sites – Garioch

### Contents

AUCHLEVEN.....	3
BLACKBURN.....	10
CHAPEL OF GARIOCH .....	20
CLUNY AND SAUCHEN.....	22
DUNECHT .....	34
DURNO .....	36
ECHT .....	38
HATTON OF FINTRAY.....	41
INSCH .....	48
INVERURIE.....	51
KEITHHALL.....	83
KEMNAY .....	90
KINGSEAT .....	98
KINMUCK.....	103
KINTORE .....	107
KIRKTON OF SKENE .....	115
LYNE OF SKENE.....	118
MEIKLE WARTLE .....	123
MIDMAR.....	126
MILLBANK.....	130
NEWMACHAR.....	132

OLD RAYNE ..... 149

OYNE ..... 155

WESTHILL ..... 157

WHITEFORD ..... 186

LANDWARD SITES..... 187

## AUCHLEVEN

### Preferred Sites

Site Ref: OP1 (NEW) Auchleven Croft		Proposal: 5 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The Waste Water Treatment Works (WWTW) and Water Treatment Works (WTW) capacity is unknown for this area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ The development is situated with the Inch drainage operational area; an upgrade to an adoptable standard may be required.</li> </ul>	0/-
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ Although development in this location would lead to car reliance due to lack of public transport, this small-scale proposal is unlikely to have any effect on CO<sub>2</sub> emissions, with some facilities in walking distance.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ This site already has planning permission granted as 'organic growth' and is a logical extension of the settlement. 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Premnay Primary School and potentially the Gordon Schools, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	0

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o Proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased, but the scale of this proposal would not allow for this.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> <li>o Promotion of active travel through the opportunity to walk to services, including the primary school.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: OP2 (NEW) Adjacent to Premnay School		Proposal: 9 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WTW and WWTW capacity is unknown for this area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>o The development is situated with the Insch drainage operational area; an upgrade to an adoptable standard may be required.</li> <li>o The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0/-
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o 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. A local bus service serves this settlement, although communities are largely car reliant.</li> <li>o However, a development of this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>o Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>o This site already has planning permission granted as 'organic growth' and is a logical extension of the settlement. 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and education provision at Premnay Primary School and potentially the Gordon Schools, which will have a long-term or temporary effect.</li> <li>o 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. The site already has planning permission.</li> </ul>	<b>-</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> <li>o Promotion of active travel through the opportunity to walk to services, including the primary school.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR004 Land North of Auchleven, Auchleven</b>		<b>Proposal: 3 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>○ The development is situated with the Insch drainage operational area; an upgrade to an adoptable standard may be required.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ Although development in this location would lead to car reliance due to lack of public transport, this small-scale proposal is unlikely to have any effect on CO<sub>2</sub> emissions, with some facilities within walking distance.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Premnay Primary School and potentially the Gordon Schools, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ Proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased, but the scale of this proposal would not allow for this.</li> </ul>	-
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ Promotion of active travel through the opportunity to walk to services including the primary school.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR051 Land West of Auchleven, Inch		Proposal: 14 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ The development is situated within the Inch drainage operational area; an upgrade to an adoptable standard may be required.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location, however a proposal of this scale is unlikely to have any impact on CO<sub>2</sub> emissions.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-/?	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats, but the existing tree belt should be safeguarded.</li> <li>○ Biodiversity enhancements are proposed, which will mitigate habitat loss.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Premnay Primary School and potentially the Gordon Schools, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0

<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> <li>Promotion of active travel through the opportunity to walk to services, including the primary school.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR072 Land East of Mortimers Way, Auchleven, Inch</b>		<b>Proposal: 23 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The WTW and WWTW capacity is unknown for this area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>The development is situated within the Inch drainage operational area; an upgrade to an adoptable standard may be required.</li> <li>The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>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. A local bus service serves this settlement, although communities are largely car reliant.</li> <li>However, a development of this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	<b>-</b>
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The development of this greenfield site could have a long-term irreversible adverse impact on biodiversity through the loss of habitats along the burn. This area floods and should not be developed.</li> <li>Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	<b>0</b>

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Premnay Primary School and potentially the Gordon Schools, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	<b>+/-0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ Promotion of active travel through the opportunity to walk to services, including the primary school.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## BLACKBURN

### Preferred Sites

Site Ref: OP1 (GR087) Sites OP1 and P5, Caskieben, Blackburn		Proposal: 240 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required.</li> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. This is a reversible short-term impact.</li> <li>○ A Water Impact Assessment would be required as development cross two water supply zones (Invercannie and Mannofield WTW).</li> <li>○ A watercourse runs adjacent to the site. A buffer strip would be required to mitigate against any potential effects. This would be set out in the development requirements of the site.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of flooding. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Half of the site is situated on prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Although this is a limited resource that cannot be replaced, the site is a logical expansion to the settlement (assuming development following delivery of GR088) in terms of proximity from services and meeting housing need.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats (trees).</li> <li>○ Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	0
Landscape	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>○ A landscape and visual impact assessment may be required.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-/?	<ul style="list-style-type: none"> <li>○ No detail of the housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ Promotion of active travel through the opportunity to walk to services, including the primary school.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR005 Land at Kinellar Estate, Blackburn</b>		<b>Proposal: Mixed Use – 50 homes, employment land and community uses</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required.</li> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. This is a reversible short-term impact.</li> <li>○ A Water Impact Assessment would be required as development cross two water supply zones (Invercannie and Mannofield WTW).</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on climatic factors.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o The proposed development would result in a relatively small loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> <li>o Biodiversity enhancements are proposed which will mitigate against habitat loss.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> <li>o A landscape and visual impact assessment may be required.</li> </ul>	0/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision at Kemnay Academy, which will have a long-term or temporary effect.</li> <li>o 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.</li> </ul>	0/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o Development offers a housing choice with mixed house types promoted.</li> <li>o The development would allow integration of the people live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	+/-
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The development will have long-term and permanent negative effect on the site setting of scheduled monuments and the B listed Kinellar House.</li> <li>o The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR023 Land South East of Kinellar Roundabout, Blackburn</b>		<b>Proposal: 4.2 ha Employment Land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered.</li> <li>○ A Water Impact Assessment would be required as the development will cross two water supply zones (Invercannie and Mannofield WTW).</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on climatic factors.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul>	0/?
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ Will not have an impact but it will provide local employment opportunities.</li> </ul>	0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Local access to employment.</li> <li>○ Possibility to walk to work, if a safe route can be provided.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR024 Land Opposite Kingsfield Road Junction, Glasgoforest</b>		<b>Proposal: 5 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered.</li> <li>○ A Water Impact Assessment would be required as the development will cross two water supply zones (Invercannie and Mannofield WTW).</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on climatic factors.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in loss of prime agricultural land for which there are no interventions available to mitigate against, however this is a relatively small loss.</li> </ul>	-
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ The development will result in the loss of existing trees, woodland and hedges.</li> <li>○ Biodiversity enhancements are proposed to mitigate against habitat and tree loss.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal is of a scale that is unlikely to have any effects on landscape quality.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Proposal will not lead to a significant increase in pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-

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

<b>Site Ref: GR033 Land at Hillhead of Glasgoego, Blackburn</b>		<b>Proposal: 300 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	○ The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact. ○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. ○ A Water Impact Assessment would be required as the development will cross two water supply zones (Invercannie and Mannofield WTW).	0
<b>Climatic Factors</b>	<b>0</b>	○ Unlikely to have any effects on climatic factors.	0
<b>Soil</b>	-	○ 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 which is a limited resources, for which there are no interventions available to mitigate against, however there would be a relatively small loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.	-
<b>Biodiversity</b>	-	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats ○ The development will result in the loss of existing trees, woodland and hedges. ○ Biodiversity enhancements are proposed.	0
<b>Landscape</b>	-	○ 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 western part of the site could only come forward on the basis of bid site GR005 also being supported. ○ A landscape and visual impact assessment may be required.	0/?

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely education provision at Kinellar Primary School and Kemnay Academy, which will have a long-term or temporary effect.</li> <li>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.</li> </ul>	0/?
<b>Population</b>	-	<ul style="list-style-type: none"> <li>No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>Scale of the proposal should create new open space and links.</li> <li>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.</li> <li>Development is within the Health and Safety pipeline consultation zone.</li> </ul>	+/-
<b>Cultural Heritage</b>	?/-	<ul style="list-style-type: none"> <li>Potential impacts on Category B listed Kinellar House and its designed landscape setting. A survey/archaeological assessment may be required. Screening through new planting may be required to mitigate against any negative landscape impact arising.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR085 Land East of Cairntradlin, Blackburn</b>		<b>Proposal: Housing land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>The development is situated within the Inverurie drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. However, a Capital Maintenance project has been triggered.</li> <li>A Water Impact Assessment would be required as the development will cross two water supply zones (Invercannie and Mannofield WTW).</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>Part of the site is at risk of surface water flooding. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> <li>o Biodiversity enhancements are proposed to mitigate against habitat loss.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> <li>o A landscape and visual impact assessment may be required.</li> </ul>	0/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision at Kemnay Academy, which will have a long-term or temporary effect.</li> <li>o 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.</li> </ul>	0/?
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>o The scale of the proposal should create new open space and links.</li> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	+/-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR088 Land north of P5, Caskieben, Blackburn		Proposal: 50 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The development is situated with the Inverurie drainage operational area; an upgrade to an adoptable standard may be required.</li> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. This is a reversible short-term impact.</li> <li>○ A Water Impact Assessment would be required as the development will cross two water supply zones (Invercannie and Mannofield WTW).</li> <li>○ A minor watercourse runs through the site. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats (trees).</li> <li>○ Biodiversity enhancements are proposed which will help mitigate habitat loss.</li> </ul>	0
Landscape	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ A landscape and visual impact assessment may be required.</li> </ul>	-/?
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a long-term or temporary effect.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ Promotion of active travel through opportunity to walk to services, including the primary school.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## CHAPEL OF GARIOCH

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: GR130 OP2, The Glebe, Chapel of Garioch, Inverurie		Proposal: 15 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is no WWTW in this area, but SEPA has highlighted a requirement for a new WWTW. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but an upgrade to an adoptable standard may be required. Local mains reinforcement maybe required.</li> <li>○ The development is situated with the Pitcaple drainage operational area; an upgrade to an adoptable standard may be required.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, the scale of the proposal is unlikely to affect air quality.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed which will mitigate any habitat loss.</li> </ul>	0

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Inverurie Academy, which will have a long-term or temporary effect.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ There is currently no safe walking route to the primary school. Identification and commitment towards delivery of such a route would be required should this site be allocated.</li> </ul>	<b>-/?</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## CLUNY AND SAUCHEN

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: GR017 Land at Burnside, Sauchen		Proposal: 30 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have a medium-term effect.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR020 Land West of Sauchen, Phase 1, Sauchen</b>		<b>Proposal: Mixed Use - 40 homes, 1 ha Employment Land and Community Facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	0/-

<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed and existing trees will be retained.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, given that over the long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>○ Furthermore, 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 or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site education provision at Alford Academy and potentially Cluny primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR021 Land West of Sauchen Phase 1-4 Sauchen		Proposal: Mixed Use - 160 homes, 1 ha Employment Land and Community Facilities	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	-
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site. Education provision at Alford Academy and potentially Cluny primary school, which will have a temporary effect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It would result in new areas of open space and paths.</li> <li>○ 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.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR030 Land South West of Sauchen North of A944 Sauchen</b>		<b>Proposal: Retail Use/Coffee Shop</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required to mitigate this impact. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	<b>-</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	<b>-</b>

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development is unlikely to have any effects on population.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development is unlikely to have any effects on human health.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR056 Land at South of Cluny Primary School, Cluny, Sauchen</b>		<b>Proposal: 6 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>Biodiversity enhancements are proposed, which will mitigate against habitat loss.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Cluny primary school, which will have a temporary affect.</li> <li>The proposal will not lead to any significant pressure on local infrastructure.</li> <li>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.</li> </ul>	0
<b>Population</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> <li>Self-build opportunity would allow individuals to create their own bespoke homes.</li> </ul>	+/-0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR096 Land South of Main Street (Smaller Site), Sauchen GR017 Land at Burnside, Sauchen		Proposal: 40-50 homes and 500-600m2 community centre (Class 11)	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed which will mitigate habitat loss.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ However, 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 or designated as protected land.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Cluny primary school, which will have a temporary effect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR097 Land South of Main Street (Larger Site), Sauchen		Proposal: 100-120 homes and 500-600m2 community centre (Class 11)	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed, which will mitigate against habitat loss.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Cluny primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR115 Land at Mains of Sauchen, North West of Sauchen		Proposal: 150 homes and a community facility	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has capacity, but mains extension required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield 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.</li> <li>○ The site runs alongside a watercourse. A buffer strip would be required.</li> <li>○ Biodiversity enhancements are proposed which will mitigate against habitat loss.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Cluny primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would create new areas of open space.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development may have long-term and permanent negative effect on the setting of a gardens and designed landscape. The development may weaken the sense of place, and the identity of the existing settlements.</li> <li>○ The impact could be mitigated through sensitive layout, siting and design and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## DUNECHT

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: GR094 Land North of Dunecht, West of B977, Dunecht		Proposal: 50 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Dunecht WWTW and at Invercannie and Mannofield WTW</li> <li>○ A growth project to improve water connection is ongoing, and as development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ Loch of Skene is to the east of the site, but the development is unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed. Buffer strip should be required alongside the tree belt if it is allocated.</li> </ul>	0

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Dunecht primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Potential significant adverse impact on the setting of Scheduled Monument Upper Corskie. An Archaeological Assessment may be required.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## DURNO

### Preferred Sites

None.

### Alternative Sites

Site Ref: GR048 Land North West of Parkside Gardens, Durno, Inverurie		Proposal: 8 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is no sewerage network serving this settlement. Private drainage is proposed, but not specified if this will be septic tanks, which is not encouraged. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ A Flood Risk Assessment would be required.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location. However, a development of this scale is unlikely to have significant effects on CO<sub>2</sub> emissions.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ 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. A watercourse runs through the site and a buffer strip will be required.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## ECHT

### Preferred Sites

Site Ref: OP1 (GR092) Land North of Forbes Park, Echt		Proposal: 25 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Echt drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment will also be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed. Field drains could be enhanced.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ However, 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 or designated as protected land.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Echt primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+ / 0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

Site Ref: GR093 Land South East of Echt, South of B9119, Echt		Proposal: 42 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Echt drainage operational area; an upgrade to an adoptable standard may be required to address WWTW impact. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> </ul>	- / 0

		<ul style="list-style-type: none"> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is possibly at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> <li>○ However, 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 or designated as protected land.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Alford Academy and potentially Dunecht primary school, which will have a temporary affect.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## HATTON OF FINTRAY

### Preferred Sites

Site Ref: OP1 (formerly part of OP1 (part of GR044), West of Hatton Court, Hatton of Fintray		Proposal: 16 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Invercannie and Mannofield WTW, but a growth project to improve water connection is ongoing. As development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>○ The settlement is served by a septic tank; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ A buffer strip is required along the minor watercourse to mitigate any impact on water quality. A Flood Risk Assessment may also be required.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is limited in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location, but the scale of proposal is unlikely to cause a negative effect, but there could be cumulative effects.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ 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.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	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 effect.	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, education provision at Inverurie Academy and potentially Hatton of Fintray primary school, which will have a temporary affect.</li> <li>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.</li> </ul>	0
<b>Population</b>	+/0	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	The site is located west of Jasmine Cottage, a scheduled monument (for cursus monument and barrows), and 160m SE of a Neolithic/Bronze Age cursus monument and barrows. Given the location of the proposed housing allocation adjacent to existing settlement and the distance to the monument, the proposed development will not significantly impact on its setting.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR013 Land East of Station Road, Hatton of Fintray</b>		<b>Proposal: 40 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is capacity at Invercannie and Mannofield WTW, but a growth project to improve water connection is ongoing. As development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>The settlement is served by a septic tank; an upgrade to an adoptable standard may be required to address impact on WWTW. This is a reversible short-term impact.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is located in the green belt which should not be unnecessarily eroded.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Inverurie Academy and potentially Hatton of Fintray primary school, which will have a temporary affect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Potential for significant impact on Scheduled monument Donald's Hilloack, cairn. Cumulative impacts of this and bid GR107 could be significantly adverse. A survey/archaeological assessment may be required. Screening through new planting may be required to mitigate against any negative landscape impact arising.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR044 (part) Site OP1, West of Hatton Court, Hatton of Fintray		Proposal: Housing land (up to 16 homes)	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is capacity at Invercannie and Mannofield WTW, but a growth project to improve water connection is ongoing. As development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>○ The settlement is served by a septic tank; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ A buffer strip is required along the minor watercourse to mitigate any impact on water quality.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is limited in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location, but the scale of the proposal is unlikely to cause a negative effect, but there could be cumulative effects.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms 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 effect.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Inverurie Academy and potentially Hatton of Fintray primary school, which will have a temporary affect.</li> <li>○ 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.</li> </ul>	0

<b>Population</b>	<b>+/0</b>	The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development would not significantly affect historic assets in the area.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR107 Land South of St Gile's Chapel, Hatton of Fintray, Hatton of Fintray</b>		<b>Proposal: 25 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is capacity at Invercannie and Mannofield WTW, but a growth project to improve water connection is ongoing. As development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>○ The settlement is served by a septic tank; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	<b>-/0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	<b>-</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, education provision at Inverurie Academy and potentially Hatton of Fintray primary school, which will have a temporary affect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+ / 0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Potential for significant impact on Scheduled monument Donald's Hilloack, cairn. Cumulative impacts of this and bid GR013 could be significantly adverse. A survey/archaeological assessment may be required. Screening through new planting may be required to mitigate against any negative landscape impact arising.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR108 Land East of Station Road, Hatton of Fintray</b>		<b>Proposal: 25 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is capacity at Invercannie and Mannofield WTW, but a growth project to improve water connection is ongoing. As development would connect directly off the trunk main, homes require 24 hours storage.</li> <li>○ The settlement is served by a septic tank; an upgrade to an adoptable standard may be required to address impact on WWTW. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>o There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>o The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>o 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. However, buffer strips next to the existing trees should be required to avoid woodland loss.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is located in the green belt which should not be unnecessarily eroded.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, education provision at Inverurie Academy and potentially Hatton of Fintray primary school, which will have a temporary affect.</li> <li>o 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.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0/-	<ul style="list-style-type: none"> <li>o Possible impact on the setting of Scheduled monument Mote Hill. Impacts are not likely to be significant due to topography and trees.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## INSCH

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: GR015 Site South of Insch Railway Station, Insch		Proposal: 60 homes, 0.35ha employment land (Class 4) and car park for Insch Railway Station	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Insch WWTW. A Drainage Impact Assessment may be required to address network issues.</li> <li>○ There is capacity at Invercarnie and Mannofield WTW, but the water trunk main going into Insch will require substantial Part 3 upgrade. A joint Water Impact Assessment of all the developments in Insch would be preferable.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Prime agricultural land is found within the proposed site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0

<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ Community facilities proposed as part of the development.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Development offers housing choice with mixed house types promoted.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Car park proposed providing disabled access to southern platform at Inch Railway Station</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment,</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR029 Land at Drumrossie West, Drumrossie and Denwell Farm, Inch</b>		<b>Proposal: 200 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Inch WWTW. A Drainage Impact Assessment may be required to address network issues.</li> <li>○ There is capacity at Invercannie and Mannofield WTW, but the water trunk main going into Inch will require substantial Part 3 upgrade. A joint Water Impact Assessment of all the developments in Inch would be preferable.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ However, the site is in close proximity to the town centre, close to public transport and has good active travel opportunities.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>-</b>

		<ul style="list-style-type: none"> <li>○ Prime agricultural land is found within the proposed site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. However, no intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, but a buffer strip should be provided adjacent to existing woodland to mitigate for potential loss or amend the boundary to avoid them.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Development offers housing choice with mixed house types promoted.</li> </ul>	+
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Provides opportunity for new areas of open space.</li> </ul>	+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## INVERURIE

### Preferred Sites

Site Ref: OP3 (GR084) Land at Harlaw Park, Harlaw Drive, Inverurie		Proposal: 50 homes (supported accommodation)	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigations
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ However, impact can be lessened as Inverurie is served by good public transport and services.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development is in an area identified at risk of surface water flooding and is likely to have a long-term effect on the climate and water environment. This could be mitigated through a Flood Risk Assessment being undertaken.</li> </ul>	0
Soil	0/+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0/+
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP8 (NEW) Former hatchery</b>		<b>Proposal: 64 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigations</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ However, impact can be lessened as Inverurie is served by good public transport and services.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercarnie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Some surface water flood risk on a small part of the site.</li> </ul>	0
<b>Soil</b>	+	<ul style="list-style-type: none"> <li>○ Site of a former hatchery that has been cleared. The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases on greenfield parts of the site.</li> </ul>	+
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0

<b>Population</b>	<b>+</b>	o Mix of house types is proposed resulting in a housing choice for all groups of the population.	<b>+</b>
<b>Human Health</b>	<b>+</b>	o Development of the site is likely to have a positive effect on existing pathways or access to open space. 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.	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP15 (part) (GR139) Land West of Bennachie View Care Home, Inverurie (Site 2)</b>		<b>Proposal: 75 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>-</b>	o Development would increase traffic flow through Inverurie. o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.	<b>0</b>
<b>Water</b>	<b>-</b>	o There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact. o Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.	<b>0</b>
<b>Soil</b>	<b>-</b>	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 to the south east of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	<b>-</b>
<b>Biodiversity</b>	<b>0</b>	o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats o However, biodiversity enhancements are proposed.	<b>0</b>
<b>Landscape</b>	<b>0</b>	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.	<b>0</b>

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/-0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP15 (part) (GR140)</b> <b>Land West of Bennachie View</b> <b>Care Home, Inverurie (Site 4)</b>				<b>Proposal: 55 homes</b>			
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>				<b>Effect - post mitigation</b>	
<b>Air</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>				0	
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercarnie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>				0	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>				0	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>				0	
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ However, biodiversity enhancements are proposed.</li> </ul>				0	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>				0	

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP16 (GR142) Land West of Conglass Cottages, Inverurie (Site 8)</b>		<b>Proposal: Mix of uses including 50 homes and 2ha employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie. However, the site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats. Existing trees should be integrated.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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 providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR009 Site 1 at Westgate North, John Sorrie Drive, Inverurie</b>		<b>Proposal: 50 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0

<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development could have 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 to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats. However, biodiversity enhancements are proposed.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR010 Site 2 at Westgate North, John Sorrie Drive, Inverurie</b>		<b>Proposal: 50 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	<b>-/0</b>
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>Local water mains reinforcement may be required at Invercarnie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR027 Site A, Land West of Blackhall Road, Inverurie		Proposal: 360 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Inverurie.</li> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-term impact.</li> </ul>	0

		<ul style="list-style-type: none"> <li>Local water mains reinforcement may be required at Invercarnie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could lessen the impact by reducing commuter traffic.</li> <li>Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0/?	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The development lies adjacent to the boundary of the Bennachie Special Landscape Area. The layout, siting and design of this development would need to ensure that there are no adverse impacts on the qualities for which the SLA is designated.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>Proposed new areas of open space and paths.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR028 Site B, Mains of Blackhall, West of Blackhall Road, Inverurie		Proposal: 100 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Inverurie.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	-/+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> <li>○ The proposed development would result in a small loss of prime agricultural land to the south east of the site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-/+
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ The development lies in close proximity to the Bennachie Special Landscape Area. The layout, siting and design of this development would need to ensure that there are no adverse impacts on the qualities for which the SLA is designated.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR037 Site 1, Land at Upper Davah, West of Inverurie Golf Club, Inverurie		Proposal: 55 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Inverurie.</li> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>The development could have long term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>However, biodiversity enhancements are proposed, and woodland protected along the boundary.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR038 Site 2, Land at Upper Davah, West of Inverurie Golf Club, Inverurie		Proposal: 73 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>○ Local water mains reinforcement may be required at Invercarnie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ However, biodiversity enhancements are proposed. Could incorporate existing woodland.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+

<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>Development may affect an existing core paths. The core path should be retained or rerouted to an acceptable standard.</li> <li>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.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR046 Land North &amp; East of Dubston Farm, Inverurie</b>		<b>Proposal: 41 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Inverurie.</li> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	<b>0/-</b>
<b>Water</b>	<b>--</b>	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>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.</li> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats. However, biodiversity enhancements are proposed.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The development lies adjacent to the boundary of the Bennachie Special Landscape Area. The layout, siting and design of this development would need to ensure that there is no adverse impacts on the qualities for which the SLA is designated.</li> </ul>	<b>0</b>

<b>Material Assets</b>	<b>0</b>	○ 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.	<b>0</b>
<b>Population</b>	<b>+/-0</b>	○ The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+</b>
<b>Human Health</b>	<b>0</b>	○ 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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR057 Land at East Balhalgady Farm, Inverurie (Bid 1)</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	○ Development would increase traffic flow through Inverurie. ○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic	<b>-/0</b>
<b>Water</b>	<b>-</b>	○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact. ○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	<b>0</b>
<b>Climatic Factors</b>	<b>-/0</b>	○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. ○ Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.	<b>0/?</b>
<b>Soil</b>	<b>-</b>	○ 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	<b>-</b>
<b>Biodiversity</b>	<b>0</b>	○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats	<b>0</b>

		However, biodiversity enhancements are proposed.	
<b>Landscape</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0/?
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the site of the Battle of Harlaw, listed in the Inventory of Historic Battlefield as well as having an impact on a nearby B-listed building. The development may weaken the sense of place, and the identity of existing settlements. There is limited knowledge on the Inventory battlefield Battle of Harlaw, therefore the level of impact is uncertain. Cumulative impacts with GR058 and GR059 should be considered.</li> <li>○ As the site is found wholly within the historic battlefield, there is no mitigation against this loss.</li> </ul>	--
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR058 Land at East Balhalgady Farm, Inverurie (Bid 2)</b>		<b>Proposal: 200 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> </ul>	-/0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/0	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0/?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, but a buffer adjacent to the River Don would be required to mitigate potential effects.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-/?	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0/?
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>The quality of new the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>The development will have long-term and permanent negative effect on the site of the Battle of Harlaw, listed in the Inventory of Historic Battlefield as well as having an impact on a nearby B-listed building. The development may weaken the sense of place, and the identity of existing settlements. There is limited knowledge on the Inventory battlefield Battle of Harlaw, therefore the level of impact is uncertain. Cumulative impacts with GR057 and GR059 should be considered.</li> <li>As the site is found wholly within the historic battlefield, there is no mitigation against this loss.</li> </ul>	--
<b>Key</b>	= positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect		

	0 = neutral effect    ? = uncertain effect	
--	--	--

Site Ref: GR059 Land at East Balhalgady Farm, Inverurie (Bid 3)		Proposal: 500 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	--	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0/?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0/?
<b>Material Assets</b>	-/?	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Provides the opportunity for new areas of open space and paths.</li> <li>○ 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.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effect on the site of the Battle of Harlaw, listed in the Inventory of Historic Battlefield as well as having an impact on a nearby B-listed building. The development may weaken the sense of place, and the identity of existing settlements. There is limited knowledge on the Inventory battlefield Battle of Harlaw, therefore the level of impact is uncertain. Cumulative impacts with GR057 and GR058 should be considered.</li> <li>○ As the site is found wholly within the historic battlefield, there is no mitigation against this loss.</li> </ul>	<b>--</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR061 Land North and East of St. James Walk, Inverurie</b>		<b>Proposal: 70-100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic, although the site is distant from these services</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. However, the site is distant from these services.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	<b>0/?</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>o The development will result in the loss of existing trees, woodland and hedges. Trees should be avoided and integrated into the development.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> <li>o The proposal is situated on land protected to conserve the landscape/setting, which contributes to the green network. Suitable landscaping would be required to mitigate against the loss of the protected area.</li> </ul>	0/?
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>o 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR062 Land at At James Place, Inverurie</b>		<b>Proposal: Mixed use – 900 homes, primary school and commercial land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o Development would increase traffic flow through Inverurie.</li> <li>o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. However, the site is distant from these services.</li> </ul>	-

<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-long term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/?	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. However, the site is distant from these services.</li> <li>Part of the site is at risk of surface water flooding. A flood risk assessment may be required.</li> </ul>	0/?
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required, and trees avoided and integrated into the development.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The proposal is situated on land protected to conserve the landscape/setting, which contributes to the green network. Suitable landscaping would be required to mitigate against the loss of the protected area.</li> <li>The development lies adjacent to the boundary of the Bennachie Special Landscape Area. The layout, siting and design of this development would need to ensure that there is no adverse impacts on the qualities for which the SLA is designated.</li> </ul>	0/?
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>Provides the opportunity for new areas of open space and paths.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect		

	0 = neutral effect    ? = uncertain effect	
--	--	--

Site Ref: GR089 Land at Souterford, Inverurie		Proposal: Mixed Use – 300 homes and community uses	
SEA Topics	Effect	<b>comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	--	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Inverurie.</li> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-
Water	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0/?
Soil	0/-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land to the south east of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>The development of this greenfield site (field) could have a long-term irreversible adverse impact on biodiversity through the loss of habitats (ancient woodland adjacent to the site and habitats along the River Don).</li> <li>A buffer strip next to the existing trees and River Don will be required to avoid woodland loss.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
Material Assets	0/-	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Provides the opportunity for new areas of open space and paths.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on an inventory garden and designed landscape. The development may weaken the sense of place and the identity of existing settlements.</li> <li>○ No mitigation measures are identified to address this impact.</li> <li>○ Cumulative impacts with adjacent sites should be taken into account.</li> </ul>	--
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR090 Land at South West Lofthillock, Inverurie</b>		<b>Proposal: 150 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of fluvial and surface water flooding. A flood risk assessment may be required.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land to the southeast of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats (ancient woodland adjacent to the site).</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ However, biodiversity enhancements are proposed and a buffer strip next to the existing trees will be required to avoid woodland loss.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Provides the opportunity for new areas of open space and paths.</li> <li>○ 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.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on an inventory garden and designed landscape. The development may weaken the sense of place and the identity of existing settlements.</li> <li>○ No mitigation measures are identified to address this impact.</li> <li>○ Cumulative impacts with adjacent sites should be taken into account.</li> </ul>	<b>--</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR091 Land at Souterford and Lofthillock, Inverurie</b>		<b>Proposal: Mixed Use – 450 homes and community uses</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	<b>-</b>

<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-long term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/0	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land to the south east of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats (ancient woodland adjacent to the site).</li> <li>However, biodiversity enhancements are proposed and a buffer strip next to the existing trees will be required to avoid woodland loss.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	0/-	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>Provides the opportunity for new areas of open space and paths.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>The development will have a long-term and permanent negative effect on an inventory garden and designed landscape. The development may weaken the sense of place and the identity of existing settlements.</li> <li>No mitigation measures are identified to address this impact.</li> <li>Cumulative impacts with adjacent sites should be taken into account.</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR114 Land North and East of St. James Walk, Inverurie		Proposal: 49 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic, although the site is distant from these services.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	-/?	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. However, the site is distant from these services.</li> <li>○ Part of the site is at risk of surface water flooding. A buffer strip and Flood Risk Assessment may be required.</li> </ul>	0/?
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> <li>○ A buffer strip next to the existing trees will be required to avoid woodland loss.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0

<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR117 Land North of Lochter Drive, Uryside (Phase 3), Inverurie</b>		<b>Proposal: 500 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	--	o Development would increase traffic flow through Inverurie. o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.	-
<b>Water</b>	-	o There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible long-term impact. o Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	0
<b>Climatic Factors</b>	<b>0</b>	o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.	0
<b>Soil</b>	-	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 to the southeast of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	-	o The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats o Biodiversity enhancements are proposed. o The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.	0/-
<b>Landscape</b>	-	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 Significant scale development that would further alter the character of the area. 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	0/-

		land. If necessary, a landscape and visual impact assessment will be required and will be stated in the development requirements for the site.	
<b>Material Assets</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Provides the opportunity for new areas of open space and paths.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the site setting of scheduled monuments and the A-listed Bourtie House.</li> <li>○ The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR131 Land at Braeside Farm &amp; Thainstone, Inverurie</b>		<b>Proposal: 35ha employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible medium-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0

<b>Climatic Factors</b>	-/?	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-/?
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ The western part of the site lies in close proximity to the Bennachie Special Landscape Area. The layout, siting and design of this development would need to ensure that there is no adverse impacts on the qualities for which the SLA is designated.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The quality of the 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 providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work.</li> </ul>	0
<b>Human Health</b>	0/-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ Development is within the Health and Safety pipeline consultation zone. The land use proposed could be permitted within this zone.</li> </ul>	0/-
<b>Cultural Heritage</b>	0/-	<ul style="list-style-type: none"> <li>○ Potential impact or future impact (if trees are felled) of Scheduled monument Bruce's Camp, hillfort. An archaeological assessment may be required.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR137 Land East of Rothienorman Road, Howford, Inverurie</b>		<b>Proposal: Mixed Use – 109 homes and a Riverside Park</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	-/0	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land to the south east of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, but a buffer adjacent to the River Don would be required to mitigate potential effects.</li> <li>However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> <li>Proposal seeks to deliver a Town Park.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR138 Land North of Dillyhill Way, Inverurie		Proposal: 76 homes	
SEA Topics	Effect	<b>comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been trigged. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
------------	--	--

<b>Site Ref: GR141 Land West of Bennachie View Care Home, Inverurie (Site 5)</b>		<b>Proposal: 105 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Inverurie.</li> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-medium term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats. Existing trees should be integrated.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space core paths.</li> <li>○ 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.</li> </ul>	0

<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR145 Site at Crawford Road (Conglass 6), Conglass, Inverurie</b>		<b>Proposal: 12ha employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	-	o Development would increase traffic flow through Inverurie. o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.	-/0
<b>Water</b>	-	o There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact. o Local water mains reinforcement may be required at Invercannie and Mannofield WTW. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	0
<b>Climatic Factors</b>	-/+	o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. o Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.	0
<b>Soil</b>	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	0	o The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats. Existing trees should be integrated. o Biodiversity enhancements are proposed.	0
<b>Landscape</b>	0	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 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
<b>Material Assets</b>	0	o The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. o 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
<b>Population</b>	0	o The development would allow integration of the people where they live and work. Employment opportunity in the village.	0

<b>Human Health</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ Development is within the Health and Safety pipeline consultation zone. The land use proposed could be permitted within this zone.</li> </ul>	<b>0/-</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KEITHHALL

### Preferred Sites

<b>Site Ref: OP1/R1 (GR129), South of Inverurie Road, Keithhall</b>		<b>Proposal: Mixed Use – 36 homes and car park for village hall</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigations</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. Kingshill District Service Reservoir would need to be assessed for its storage capacity.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ However, biodiversity enhancements are proposed.</li> </ul>	<b>0</b>

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o 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.</li> <li>o Proposal seeks to deliver a car park for the village hall meeting a community aspiration.</li> </ul>	0
<b>Population</b>	-	o No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/-0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Development of site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> <li>o Promotion of active travel through opportunity to walk to services, including the primary school.</li> </ul>	+
<b>Cultural Heritage</b>	0	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR049 Land South of B993, West of Woodlands Cottages, Keith Hall, Inverurie</b>		<b>Proposal: 36 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigations</b>
<b>Air</b>	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>o Local water mains reinforcement may be required at Invercannie and Mannofield WTW. Kingshill District Service Reservoir would need to be assessed for its storage capacity.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ Screening would be required to mitigate against any visual impact when approaching the settlement from the west.</li> </ul>	0/-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+ / 0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> <li>○ Promotion of active travel through opportunity to walk to services, including the primary school.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR050 Land West of Keith Hall Primary School, Keith Hall, Inverurie</b>		<b>Proposal: 37 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. Kingshill District Service Reservoir would need to be assessed for its storage capacity.</li> </ul>	0/-
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ Biodiversity enhancements are proposed.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Promotion of active travel through opportunity to walk to services including, the primary school.</li> </ul>	+

<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effect on an inventory garden and designed landscape. The development may weaken the sense of place and the identity of existing settlements.</li> <li>○ The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> <li>○ Cumulative impacts with adjacent sites should be taken into account.</li> </ul>	--/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR060 Land at Tweeddale, Keith Hall, Inverurie</b>		<b>Proposal: 400 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. Kingshill District Service Reservoir would need to be assessed for its storage capacity.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 to a bus route, which could reduce commuter traffic.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (field) is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ A buffer strip next to the existing trees will be required to avoid woodland loss.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	-
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on an inventory garden and designed landscape. The development may weaken the sense of place and the identity of existing settlements.</li> <li>○ The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> <li>○ Cumulative impacts with adjacent sites should be taken into account.</li> </ul>	--/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR128 Land East of OP 1, South of Inverurie Road, Keithhall		Proposal: 32 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigations
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently capacity at Inverurie WWTW however this is unlikely to be capable of accommodating growth in the wider catchment. A Capital Maintenance project has been triggered. Local sewer reinforcement may be required. This is a reversible short-term impact.</li> <li>○ Local water mains reinforcement may be required at Invercannie and Mannofield WTW. Kingshill District Service Reservoir would need to be assessed for its storage capacity.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o 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 to a bus route, which could reduce commuter traffic.</li> <li>o Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>o However, biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>o 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No detail of housing mix has been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+ / 0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> <li>o Promotion of active travel through opportunity to walk to services, including the primary school.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KEMNAY

### Preferred Sites

Site Ref: OP2/P10/R2 (part of GR147) Birley Bush, Kemnay		Proposal: 1ha employment land and Kemnay Community Garden	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement may be required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	0
Soil	0/+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0/+
Biodiversity	-/+	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>○ However, the Community Garden would increase the variety of plant species that will benefit wildlife.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required.</li> </ul>	-/+
Landscape	?	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ Loss and retention of existing trees is unknown.</li> <li>○ 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.</li> </ul>	?
Material Assets	+	<ul style="list-style-type: none"> <li>○ Part of the site is brownfield and will have a positive effect if redeveloped.</li> <li>○ Proposes the expansion of the Community Garden.</li> </ul>	+
Population	0	<ul style="list-style-type: none"> <li>○ No housing proposed.</li> </ul>	0
Human Health	+	<ul style="list-style-type: none"> <li>○ The Community Garden will enhance good health for everyone and provide access to open space.</li> </ul>	+

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

<b>Site Ref: New OP3 Land to the east of Stuart Crescent (GR134) Land at Kirkstyle Farm (North) (Option 1), Kemnay</b>		<b>Proposal: 65 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>0</b>	○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required. ○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	○ A proposal of this scale is unlikely to affect CO <sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.	<b>0</b>
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	○ The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats ○ However, biodiversity enhancements proposed.	<b>0</b>
<b>Landscape</b>	<b>-</b>	○ The nature of land use in the area will be changed and displaced. The relationship between landforms 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 site is located within the Bennachie Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ A landscape and visual impact assessment may be required.	<b>0/?</b>
<b>Material Assets</b>	<b>-</b>	○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a temporary effect.	<b>0</b>

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>○ Site allocated in the LDP 2017 as BUS2 and the loss of employment land reduces opportunities for integration of the people where they live and work. Identification of employment land elsewhere within the town may need to occur should this be allocated.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: R1 (GR083) Site R2, South of Grove Road, Kemnay</b>		<b>Proposal: Medical/community facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement may be required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The landscape experience is not likely to change significantly with key landscape characteristics remaining.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>++</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ Would provide a health care facility likely to have long-term positive effect on human health.</li> </ul>	<b>++</b>

<b>Population</b>	<b>0</b>	○ The proposal will provide land for health care.	0
<b>Human Health</b>	<b>0</b>	○ Would provide a health care facility likely to have a long-term positive effect on human health.	0
<b>Cultural Heritage</b>	<b>0</b>	○ The development of the site is unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR036 Land at Fetternear Estate, West of River Don, Kemnay</b>		<b>Proposal: 73 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>0</b>	○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required. ○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	<b>-</b>	○ 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 to a bus route, which could reduce commuter traffic. ○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.	-/0
<b>Soil</b>	<b>-</b>	○ 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	<b>-</b>	○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats.	0/-

		<ul style="list-style-type: none"> <li>○ The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The site is located within the Bennachie Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>○ A landscape and visual impact assessment may be required.</li> </ul>	-/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a temporary effect.</li> <li>○ Consultation with relevant infrastructure providers will be undertaken to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR135 Land at Kirkstyle Farm (South) (Option 2), Kemnay		Proposal: 111 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement may be required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0

<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>o However, biodiversity enhancements proposed.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The topography of the site may result in a negative visual impact, particularly given the proximity to the Bennachie Special Landscape Area.</li> <li>o A landscape and visual impact assessment may be required.</li> </ul>	-/?
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a temporary affect.</li> <li>o 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR136 Land at Kirkstyle Farm (North &amp; South) (Option 3), Kemnay</b>		<b>Proposal: 65 homes and Employment Land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required.</li> </ul>	0

		<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Invercarnie and Mannofield WTW. Local mains reinforcement may be required.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development of this greenfield site (field) is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>However, biodiversity enhancements proposed.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>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.</li> <li>The site is partially located within the Bennachie Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>A landscape and visual impact assessment may be required.</li> </ul>	-/?
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a temporary affect.</li> <li>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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>The development would allow integration of the people where they live and work. Employment land is promoted as part of the development.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR147 Birley Bush, Kemnay		Proposal: 49 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. Local mains reinforcement may be required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required.</li> </ul>	-/0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Kemnay Academy, which will have a temporary affect.</li> <li>○ Consultation with relevant infrastructure providers will be undertaken to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

# KINGSEAT

## Preferred Sites

Site Ref: OP1 (NEW) Former Kingseat Hospital		Proposal: Housing land	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Newmachar drainage operational area; an upgrade to an adoptable standard may be required to address the impact on WWTW. This is a reversible short-term impact.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and is on a public transport network.</li> </ul>	0
Soil	0/+	<ul style="list-style-type: none"> <li>○ Remediation of a brownfield site, but the homes will be built on greenfield land.</li> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0/+
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development should avoid existing trees on the site and integrate them within the proposal.</li> </ul>	
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	+/-	<ul style="list-style-type: none"> <li>○ The site is located in vacant and derelict land and will contribute to its redevelopment.</li> <li>○ 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.</li> </ul>	+
Population	0	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	0
Human Health	+	<ul style="list-style-type: none"> <li>○ Potential to improve access to existing open space.</li> <li>○ 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.</li> </ul>	+

<b>Cultural Heritage</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>Site is within the Kingseat Conservation Area, and while there are no listed buildings within the conservation area, there are five buildings, associated with the former hospital, that are on the national Buildings at Risk Register, and priority should be given to restoring/regenerating and safeguarding the setting of these 'at risk' buildings, together with the other former hospital buildings, settlement plan layout and spaces, that contribute positively to the special architectural and historic character of the conservation area.</li> <li>Proposal will restore the listed building.</li> <li>However, development of the site may have a negative impact on the setting of Kingseat Hospital and the associated conservation area.</li> <li>Site would need to be designed carefully to mitigate against any adverse impact.</li> </ul>	<b>+</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR011 Site South of Kingseat, Kingseat</b>		<b>Proposal: 50 to 75 homes and community facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>The development is situated within the Newmachar drainage operational area; an upgrade to an adoptable standard may be required to address impact on the WWTW. This is a reversible short-term impact.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>-</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Development offers housing choice with mixed house types promoted.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Development of the site may have a negative impact on the setting of Kingseat Hospital and the associated conservation area.</li> <li>○ Site would need to be designed carefully to mitigate against any adverse impact.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR012 Phase 1 and Phase 2, Site South of Kingseat		Proposal: 100 to 150 homes and community facilities	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Newmachar drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Development offers housing choice with mixed house types promoted.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The site would enhance connectivity to existing path networks and existing open space.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Development of the site may have a negative impact on the setting of Kingseat Hospital and the associated conservation area. Design would need to be carefully considered to mitigate against any adverse impact.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR034 Land East of Kingseat Business Park, Newmachar</b>		<b>Proposal: 65 homes and community facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Newmachar drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	0

<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ 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. Development could reduce the need to travel for those living in the village, however, may increase the need to travel to those living elsewhere.</li> </ul>	<b>-/0</b>
<b>Soil</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ Adjacent to carbon rich soils and a buffer would be required to mitigate any effects on these soils.</li> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse could reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Development would allow integration of the people where they live and work providing additional employment/community opportunities in the village.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ Development is within the Health and Safety Executive outer and middle pipeline consultation zones.</li> <li>○ The site would enhance connectivity to existing path networks and existing open space.</li> </ul>	<b>-/0</b>
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development of the site may have a negative impact on the setting of Kingseat conservation area. Design would need to be carefully considered to mitigate against any adverse impact.</li> </ul>	<b>-/0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KINMUCK

### Preferred Sites

None.

### Alternative Sites

Site Ref: GR045 Land East of Jaffray Lane, Kinmuck		Proposal: 21 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ A development of this scale is unlikely to have a significant effect on air quality</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ No public WWTW infrastructure for this area so private treatment is required, however the site is in a SEPA hot spot and it is not desirable to have septic tanks. The capacity of the existing private communal treatment tank is limited and depends on property owners paying for this.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ 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.</li> </ul>	--
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ Although small scale, the development would encourage unsustainable travel patterns due to the distance to services.</li> <li>○ 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.</li> </ul>	-/0
Soil	0/+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0/+
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a partial 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.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced but the site is not overly sensitive in landscape terms and no significant effects are predicted.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0

<b>Population</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR047 Land North East of Jaffray Lane, Kinmuck</b>		<b>Proposal: 6 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o A development of this scale is unlikely to have a significant effect on air quality</li> </ul>	<b>0</b>
<b>Water</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o No public WWTW infrastructure for this area so private treatment is required, however the site is in a SEPA hot spot and it is not desirable to have septic tanks. The capacity of the existing private communal treatment tank is limited and depends on property owners paying for this.</li> <li>o Some localised impacts on watercourses would 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.</li> <li>o 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.</li> </ul>	<b>--</b>
<b>Climatic Factors</b>	<b>0</b>	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 is not likely to have a significant effect.	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	The development of a partial 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.	<b>0</b>
<b>Landscape</b>	<b>0</b>	The nature of land use in the area will be changed and displaced but the site is not overly sensitive in landscape terms and no significant effects are predicted.	<b>0</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The quality of the 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); transport</li> </ul>	<b>0</b>

		infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting 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.	
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR118 Land South West of Meadow Croft, Kinmuck</b>		<b>Proposal: 15 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o A development of this scale is unlikely to have a significant effect on air quality</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o No public WWTW infrastructure for this area so private treatment is required, however the site is in a SEPA hot spot and it is not desirable to have septic tanks. The capacity of the existing private communal treatment tank is limited and depends on property owners paying for this.</li> <li>o Some localised impacts on watercourses would 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.</li> <li>o 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.</li> </ul>	--
<b>Climatic Factors</b>	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 is not likely to have a significant effect.	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	<b>0</b>	The development of a partial 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
<b>Landscape</b>	<b>0</b>	The nature of land use in the area will be changed and displaced but the site is not overly sensitive in landscape terms and no significant effects are predicted.	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul> <p>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.</p>	0
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>Development offers housing choice with mixed house types promoted.</li> </ul>	+/0
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>The development will have a long-term and permanent negative effect on the site setting of B-listed buildings. The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	--/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

# KINTORE

## Preferred Sites

Site Ref: OP1 & OP5, P1/P6(part)/P7/P8 (GR078) Land East of Kintore		Proposal: 1000 homes and Protected Land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-medium term impact.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> <li>○ Part of the site is at risk of fluvial and surface water flooding. An updated Flood Risk Assessment will be required for any future development on the site.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	--	<ul style="list-style-type: none"> <li>○ The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	-
Landscape	0/-	<ul style="list-style-type: none"> <li>○ This is a significant development and it would have an impact on landscape, despite this the site has been considered through a masterplan process and could be delivered alongside a landscaping strategy which would mitigate impacts to an extent.</li> <li>○ Over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. Development could have an adverse impact on the setting of Tuach Hill. The extent of the existing protected area should not be available for development and should be retained as open space.</li> </ul>	0/-
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	-

<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work.</li> <li>○ Development provides employment opportunity in the town.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development would allow integration of the people where they live and work.</li> <li>○ Development may have an effect on existing core paths. The core path should be retained or rerouted to an acceptable standard.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Site OP1 is located in the vicinity of the scheduled monuments known as Aberdeenshire Canal, which comprise the remains of only a handful of surviving sections of the Aberdeen-Inverurie Canal. Although site OP1 appears to exclude the monuments, development must avoid any direct (i.e. physical) impacts, and while the monuments are industrial in nature, they are located in a largely rural and open landscape and still retain a sense of place. As such consider mitigating the impact through sensitive housing design and landscaping, e.g. leaving undeveloped land as a buffer and/or using trees to screen the development from view, in line with HES Setting guidance.</li> </ul>	<b>-/0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP4 (GR077) Land at Midmill Business Park South East (Phase 2) Kintore</b>		<b>Proposal: 20ha Employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main need to be assessed. Local water mains reinforcement may be required.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> <li>○ Part of the site is at risk of fluvial and surface water flooding. A flood risk assessment may be required.</li> </ul>	<b>-/0</b>
<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>

<b>Biodiversity</b>	<b>0</b>	○ Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	<b>0</b>	○ Over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Landscaping along the boundary of the site will soften any landscape impact.	0
<b>Material Assets</b>	<b>0</b>	○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.	0
<b>Population</b>	<b>0</b>	○ The development would allow integration of the people where they live and work. ○ Development provides employment opportunity in the town.	0
<b>Human Health</b>	<b>0</b>	○ 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 would allow integration of the people where they live and work.	0
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP6 (GR126) Land adjacent to Woodside Croft, Kintore</b>		<b>Proposal: 24 affordable homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> </ul> Duration (i.e. permanent, temporary, long-term, short-term and medium-term)	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-</b>	○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact. ○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.	0
<b>Climatic Factors</b>	<b>-/0</b>	○ 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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site. ○ Part of the site is at risk of fluvial and surface water flooding. A flood risk assessment may be required.	0

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul>	-
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+/-0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways.</li> <li>○ Development would require land reserved for a Town Park. It should be evidenced that development of this site would not prejudice delivery of the Town Park.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP7 (GR053) BUS 2 Site, South of Northern Road - A96 Roundabout, Kintore</b>		<b>Proposal: Mix of uses including 32 homes, retail and employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact.</li> </ul>	0

		<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.</li> </ul>	
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>No biodiversity improvements are proposed. This would be a requirement of the site should it be allocated.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The quality of the 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).</li> </ul>	0
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>The development would allow integration of the people where they live and work.</li> <li>Development is within a Health and Safety Executive pipeline consultation zones, however this is not expected to impact delivery of the site.</li> </ul>	-/0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: P9/BUS4 (GR052) Site at Bridgefield, North of Broomhill Roundabout, Kintore		Proposal: Protected land/ Employment Land and extend settlement boundary	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main need to be assessed. Local water mains reinforcement may be required.</li> <li>○ There is a minor watercourse/drainage ditch to the northern boundary of the site.</li> </ul>	0
Climatic Factors	--/0	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> <li>○ A significant part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment would be required.</li> </ul>	--/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-
Material Assets	0	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul>	0
Population	0	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	0
Human Health	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect		

	0 = neutral effect    ? = uncertain effect	
--	--	--

### Alternative Sites

Site Ref: GR076 Land East of Hazeldene, Kintore		Proposal: 15-25 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> <li>○ Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul>	0
Population	+/0	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
------------	--	--

<b>Site Ref: GR124 Land South of Midmill Business Park, Kintore</b>		<b>Proposal: Employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated in Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. This is a reversible short-term impact.</li> <li>There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.</li> </ul>	0
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>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 a bus route, which could reduce commuter traffic. A new train station at Kintore is expected, which would reduce commuter traffic, however this is distant from the site.</li> <li>Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>Landscaping along boundary of site will soften any landscape impact.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Development provides employment opportunity in the town.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development would allow integration of the people where they live and work.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KIRKTON OF SKENE

### Preferred Sites

None.

### Alternative Sites

Site Ref: GR116 Land South West of Old Skene Road, Kirkton of Skene		Proposal: 35-45 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Nigg Headworks drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Small parts of the site are at risk from surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	0/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Development may have a negative impact on the setting of the listed church and graveyard, particularly on views towards the church from the east. Layout, siting and design would need to ensure that this vista remains unchanged.</li> </ul>	0/?

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ Development of the site may have a negative impact on the setting of the B-listed parish church.</li> <li>○ Design would need to be considered carefully to mitigate against any adverse impact.</li> </ul>	--/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR127 Land North of Glebeland, Kirkton on Skene		Proposal: 20-30 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Nigg Headworks drainage operational area; an upgrade to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>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 the watercourse would reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Development is within the Health and Safety Executive pipeline and consultation zone.</li> </ul>	<b>-</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LYNE OF SKENE

### Preferred Sites

None.

### Alternative Sites

Site Ref: GR001 Site to North of Little Acre, Lyne of Skene, Westhill		Proposal: 5 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>○ The WWTW/WTW information not available for this area. A communal SUDS is proposed. If this site is allocated, this will have to be specified in the Settlement Statement. This is a reversible short-term impact.</li> </ul>	0/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+/0

		<ul style="list-style-type: none"> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR016 Land North of Letter Road, Lyne of Skene</b>		<b>Proposal: 15 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WWTW/WTW information not available for this area. A communal SUDS is proposed. If this site is allocated, this will have to be specified in the Settlement Statement. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR022 Land at Mains of Skene, Lyne of Skene</b>		<b>Proposal: 7 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WWTW/WTW information not available for this area. A communal SUDS is proposed. If this site is allocated, this will have to be specified in the Settlement Statement. This is a reversible short-term impact.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	0/+	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development may result in remediation of contaminated soil through redevelopment of a brownfield site.</li> </ul>	0/+
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> </ul>	0

<b>Material Assets</b>	<b>0</b>	○ 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
<b>Population</b>	<b>+/0</b>	○ The mix of house types proposed will result in a range of housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>0</b>	○ Development of the site 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
<b>Cultural Heritage</b>	<b>-</b>	○ Development of the site may have a negative impact on the setting of the A-listed Skene House, Garden, Terrace and Garden Ornaments. Design would need to be carefully considered to mitigate against any adverse impact.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR031 Sites A, B &amp; C, Lyne of Skene</b>		<b>Proposal: 157 homes and community uses or retail</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-</b>	○ The WWTW/WTW information not available for this area. A communal SUDS is proposed. If this site is allocated, this will have to be specified in the Settlement Statement. This is a reversible medium-term impact.	0/?
<b>Climatic Factors</b>	<b>-</b>	○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. ○ There are no mitigation measures available at this time to reduce car dependency at this location. ○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.	-
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	○ Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts. ○ Biodiversity enhancements are proposed.	0
<b>Landscape</b>	<b>-</b>	○ 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.	-

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	?	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## MEIKLE WARTLE

### Preferred Sites

Site Ref: OP1/R1 (GR112) Land North of Meikle Wartle, Inverurie		Proposal: 12 homes and parking associated with the village hall	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Meikle Wartle drainage operational area; an upgrade of the WWTW to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0

<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR111 Land East of Meikle Wartle, Inverurie</b>		<b>Proposal: 6 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>The development is situated within the Meikle Wartle drainage operational area; an upgrade of the WWTW to an adoptable standard may be required. This is a reversible short-term impact.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	<b>0</b>

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## MIDMAR

### Preferred Sites

Site Ref: OP1 (GR074) Land West of Midmar Public Hall, Roadside of Corsindae, Midmar		Proposal: 12 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Midmar drainage operational area; an upgrade of the WWTW to an adoptable standard may be required.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	-/0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; as well as buildings and structure will change.</li> <li>○ Development would affect the status of a protected site. However, provision to maintain the objective of the protected designation is to be maintained as part of the development. This would also be stated within the development brief for the site, as an expectation in delivering the site.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely education provision at Alford Academy, which will have a temporary affect.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space core paths.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Site is located to the west of several scheduled monuments known as Craiglea cairn and a ring-marked boulder. Both are situated on elevated land within an open and rural landscape, but given the location of this small allocation, which is adjacent to other small-scale housing developments, any impact on their setting will not be significant.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR054 Land South of Midmar School, Midmar, Inverurie</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Midmar drainage operational area; an upgrade of the WWTW to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	<b>0/-</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will result in the loss of existing trees, woodland and hedges. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.</li> </ul>	<b>-</b>

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely education provision at Alford Academy, which will have a temporary affect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ A mix of house type is proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR055 Land at Tillybirloch, Midmar, Inverurie		Proposal: 4 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WTW capacity is unknown for this area; an upgrade to an adoptable standard may be required.</li> <li>○ The development is situated within the Midmar drainage operational area; an upgrade of the WWTW to an adoptable standard may be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> <li>○ There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	0

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce any potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely education provision at Alford Academy, which will have a temporary affect.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## MILLBANK

### Preferred Sites

Site Ref: OP1 (GR146) Land at Millbank Crossroads - Site OP1		Proposal: 30 homes and 270m <sup>2</sup> Employment Land	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently insufficient capacity at Anvil Terrace Septic Tank. A growth project will be initiated once development meets the 5 Growth Criteria. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW and Turriff WTW. The pump fed Meikle Ley reservoir is at capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale is unlikely to affect CO<sub>2</sub> emissions due to its links with active travel paths and it is on a public transport network.</li> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Alford Academy, which will have a temporary effect.</li> <li>○ Consultation with relevant infrastructure providers will be undertaken to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	0

<b>Population</b>	<b>+/0</b>	○ The development offers housing choice with mixed house types promoted.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	○ 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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### **Alternative Sites**

None that were submitted as a bid site.

## NEWMACHAR

### Preferred Sites

Site Ref: OP2/P5 (GR008) Site OP2, North of Corseduick Road		Proposal: 130 homes and protected land (Bid GR008 proposed 155 homes) (PLDP 2020 proposed 95 homes)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0

		o 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.	
<b>Population</b>	<b>+</b>	o Development offers housing choice with mixed house types promoted.	<b>+</b>
<b>Human Health</b>	<b>0</b>	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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: OP3 (part) (GR075) Land at OP3 Site, South East of Redwood Cottage, Newmachar		Proposal: 11.1ha Employment Land	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>-</b>	o There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact. o There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development. o Some localised impacts on watercourses would 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. o A FRA may be required due to the presence of a watercourse.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	o Unlikely to have any effects on climatic factors.	<b>0</b>
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	o The development of a greenfield site is unlikely to have a 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. o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. o Biodiversity enhancements are proposed.	<b>0</b>

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	<b>0</b>
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	<b>0</b>
<b>Human Health</b>	<b>0</b>	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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR006 Land to the South of the Monument, Newmachar</b>		<b>Proposal: 75 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-medium term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	<b>0</b>

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Development offers housing choice with mixed house types promoted.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR007 Site South of Corseduick Road, Newmachar</b>		<b>Proposal: 150 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible medium-term impact.</li> <li>There is currently sufficient capacity at Invercarnie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>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 a bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>The development of a greenfield site is unlikely to have a 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.</li> <li>Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>Development offers housing choice with mixed house types promoted.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR019 Land at Corseduck Road, Newmarcher		Proposal: 60 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercarnie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+	Development offers housing choice with mixed house types promoted.	+

<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR065 Land at Newlands, West of The Newmacher Hotel, Newmacher</b>		<b>Proposal: 100 homes and 100m<sup>2</sup> community uses</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-</b>	○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact. ○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development. ○ Some localised impacts on watercourses would 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.	0
<b>Climatic Factors</b>	<b>-</b>	○ 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 a bus route, which could reduce commuter traffic.	-/0
<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	○ 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 watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. ○ Biodiversity enhancements are proposed.	0
<b>Landscape</b>	<b>0</b>	○ 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

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	+
<b>Population</b>	+	Development offers housing choice with mixed house types promoted.	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR079 Land South East of Hillbrae Way, Newmachar</b>		<b>Proposal: 180 homes, retail and commercial land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site would boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ A core path runs through the site. This should be retained or, if necessary, rerouted.</li> </ul>	+
<b>Cultural Heritage</b>	0	Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR086 Land at Mameulah, North of Kingseat Road, Newmachar		Proposal: 300 homes and 1.75ha employment land	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• Risk</li> <li>• Duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible medium-term impact.</li> <li>○ There is currently sufficient capacity at Invercarnie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	-/0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure</li> </ul>	0

		(pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting 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.	
<b>Population</b>	<b>+</b>	○ The mix of house types proposed will result in a range of 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.	<b>+</b>
<b>Human Health</b>	<b>+</b>	○ 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. ○ Provides opportunities for new areas of open space.	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	Unlikely to have any effects on the historic environment	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR101 Land North East of Damask Crescent, Newmachar (Option1)</b>		<b>Proposal: 21 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>-</b>	○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact. ○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development. ○ Some localised impacts on watercourses would 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.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	○ 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 a bus route, which could reduce commuter traffic.	<b>0</b>
<b>Soil</b>	<b>-</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>-</b>

		<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	○ 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
<b>Population</b>	<b>0</b>	Development offers housing choice with mixed house types promoted.	+/-0
<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR102 Land North East of Damask Crescent, Newmachar (Option1)		Proposal: 18 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-</b>	○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.	0

		<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Invercarnie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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 a bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Population</b>	<b>+/0</b>	Development offers housing choice with mixed house types promoted.	+/0
<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR103 Land North of Damask Crescent, Newmachar (Option 1)		Proposal: 25 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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 a bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
Population	+/0	Development offers housing choice with mixed house types promoted.	+/0

<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR104 Land North of Damask Crescent, Newmachar (Option 2)</b>		<b>Proposal: 14 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-</b>	○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact. ○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development. ○ Some localised impacts on watercourses would 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.	0
<b>Climatic Factors</b>	<b>0</b>	○ 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 a bus route, which could reduce commuter traffic.	0
<b>Soil</b>	<b>-</b>	○ 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	<b>0</b>	○ 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 watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.	0

		○ Biodiversity enhancements are proposed.	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	○ 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
<b>Population</b>	+/0	Development offers housing choice with mixed house types promoted.	+/0
<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR105 Land West of Fairview, Newmachar</b>		<b>Proposal: 10 homes and Employment land (564m2)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is limited capacity at Newmachar WWTW. A growth project is due to be delivered between 2020-2022. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield, and Turriff WTW. A Water Impact Assessment will be required to determine the impact of development on the service reservoir. Bigger pumps may be required due to cumulative effects of development.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	○ 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 a bus route, which could reduce commuter traffic.	0

<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-	○ 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
<b>Population</b>	+	Development offers housing choice with mixed house types promoted.	+
<b>Human Health</b>	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
<b>Cultural Heritage</b>	0	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## OLD RAYNE

### Preferred Sites

Site Ref: OP1 (GR067) Land North of Pitmachie Farm, Pitmachie, Old Rayne		Proposal: 10 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Old Rayne Waste Water Treatment Works.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield and Turriff Water Treatment Works. A Water Impact Assessment will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity. Undergoing planned investment.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ The northeast boundary of the site is in an area identified at fluvial flood risk and may have an effect on climate and the water environment. A Flood Risk Assessment may be required.</li> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
Soil	0/+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development may result in remediation of contaminated soil.</li> <li>○ The site is identified as being prime agricultural land however as a redevelopment site the soil quality will have already been compromised.</li> </ul>	0/+
Biodiversity	+	<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a limited impact on the landscape character.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Old Rayne Primary School, which will have a temporary effect.</li> <li>○ 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.</li> </ul>	0

<b>Population</b>	<b>+/0</b>	○ Provision of a mix of affordable homes.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	○ 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 the local shop and primary school.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR002 Barreldykes, Old Rayne, Phase 3 (Option 1)</b>		<b>Proposal: 27 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>-</b>	○ There is currently sufficient capacity at Old Rayne Waste Water Treatment Works. ○ There is currently sufficient capacity at Invercannie, Mannofield and Turriff Water Treatment Works. A Water Impact Assessment will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity. Undergoing planned investment. ○ 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.	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	○ The site is situated in close proximity to an area identified at fluvial flood risk and it may have an effect on climate and the water environment. A Flood Risk Assessment may be required. ○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. ○ There are no mitigation measures available at this time to reduce car dependency at this location.	<b>0/-</b>
<b>Soil</b>	<b>-</b>	○ 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.	<b>-</b>

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o 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.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and education provision at Old Rayne Primary School, which will have a temporary effect.</li> <li>o 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.</li> </ul>	-/0
<b>Population</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>o Development offers housing choice with mixed house types promoted. However, the mix could be improved.</li> <li>o Proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>o Promotion of active travel through the opportunity to walk to services, including the local shop and primary school.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR003 Barreldykes, Old Rayne, Phase 3 (Option 2)</b>		<b>Proposal: 52 homes and 120m<sup>2</sup> Business/ Office Space</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There is currently sufficient capacity at Old Rayne Waste Water Treatment Works.</li> </ul>	-

		<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Invercarnie, Mannofield and Turriff Water Treatment Works. A Water Impact Assessment will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity. Undergoing planned investment.</li> <li>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.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>The site is situated in close proximity to an area identified at fluvial flood risk and it may have an effect on climate and the water environment. A Flood Risk Assessment may be required.</li> <li>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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	0/-
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely road access and education provision at Old Rayne Primary School, which will have a temporary effect.</li> <li>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.</li> </ul>	-/0
<b>Population</b>	+/-	<ul style="list-style-type: none"> <li>Development offers housing choice with mixed house types promoted. However, the mix could be improved.</li> <li>Proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>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.</li> <li>Promotion of active travel through the opportunity to walk to services, including local shop and primary school.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR035 Site OP1, Cromwellside Farm, Old Rayne		Proposal: 13 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Old Rayne Waste Water Treatment Works.</li> <li>○ There is currently sufficient capacity at Invercarnie, Mannofield and Turriff Water Treatment Works. A Water Impact Assessment will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity. Undergoing planned investment.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site is in an area identified at fluvial flood risk and is may have an effect on climate and the water environment. A Flood Risk Assessment may be required.</li> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Old Rayne Primary School, which will have a temporary effect.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Promotion of active travel through the opportunity to walk to services, including local shop and primary school.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Significant impact on Scheduled monument SM12924 (Old Rayne). An Archaeological Assessment will be required.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## OYNE

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: GR069 Land at Westlodge, North of Gadie Burn, Oyne		Proposal: 18 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently limited capacity at Oyne housing septic tank. Scottish Water will initiate a growth project, should demand exceed available capacity. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie, Mannofield and Turriff Water Treatment Works. A Water Impact Assessment will be required to identify mitigation for both the network and the reservoir. Westhill Oyne Service Reservoir has below 18 hours storage capacity. Undergoing planned investment.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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. Availability of public transport is lacking in this area and communities are largely car reliant. However, its scale is not likely to have a significant effect.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ Biodiversity enhancements are proposed</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The proposal would overextend the village to the northeast and would not provide a positive sense of place.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Promotion of active travel through the opportunity to walk to services, including the local shop and primary school.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ Likely to affect the setting of the A-listed Westhall House to the north. Effects could be mitigated by enhancing the tree belt.</li> </ul>	--/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## WESTHILL

### Preferred Sites

Site Ref: OP2 (NEW) Burnland		Proposal: 38 homes, commercial / retail uses	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Westhill, but the scale of development is unlikely to have any effects on air quality. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>The site is next to a busy bus route, which could reduce commuter traffic.</li> <li>The development includes small areas that are at risk of flooding. A buffer strip would be required to mitigate against any effects. A Flood Risk Assessment may also be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>The scale and location of the proposal is unlikely to impact on the landscape character. It is almost surrounded by existing development.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	0
Human Health	+	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	+
Cultural Heritage	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
------------	--	--

<b>Site Ref: OP3 (GR125) Land at former Blockworks Site, Straik Road, Elrick, Westhill</b>		<b>Proposal: 63 affordable homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ The site is adjacent to a watercourse 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 and should be integrated as positive feature of the development.</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>○ 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Remediation of a brownfield site.</li> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ This is a brownfield site within an industrial area. The character will change, but it will have no impact on the wider landscape.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Loss of employment land reduces opportunities for integration of the people where they live and work. Identification of employment land elsewhere within the town may need to occur should this site be allocated.</li> <li>○ 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.</li> </ul>	-/?

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: GR025 Land at Kinmudy Westhill</b>		<b>Proposal: 120 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>o There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>o Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is located in the green belt which should not be unnecessarily eroded.</li> </ul>	-

		<ul style="list-style-type: none"> <li>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.</li> <li>o 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>o 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR032 Land at Strawberry Fields, Westhill</b>		<b>Proposal: 180 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>o There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>o Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and is likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR039 Land West of Westhill, South of the A944 (Site 1)		Proposal: 100 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and is likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
Human Health	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-

<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR040 Land West of Westhill, South of the A944 (Site 2)</b>		<b>Proposal: 500 homes and community facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	--	o Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.	-
<b>Water</b>	<b>0</b>	o There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required. o There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity. o Some localised impacts on watercourses would 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.	0
<b>Climatic Factors</b>	--	o The site is near to a busy bus route and business park, which could reduce commuter traffic. o The development is situated adjacent to a watercourse and is at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	-	o Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts. o Biodiversity enhancements are proposed.	0
<b>Landscape</b>	-	o 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. o Significant scale development that would further alter the character of the area. 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.	-
<b>Material Assets</b>	-	o The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure	+

		(pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting 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.	
<b>Population</b>	<b>+</b>	○ The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+</b>
<b>Human Health</b>	<b>+/-</b>	○ 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. ○ Development is within the Health and Safety pipeline consultation zone.	<b>+/-</b>
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR041 Land West of Westhill, South of the A944 (Site 3)</b>		<b>Proposal: 2500 homes, community facilities and a neighbourhood centre</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>--</b>	○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.	<b>-</b>
<b>Water</b>	<b>--</b>	○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required. ○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity. ○ Some localised impacts on watercourses would 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.	<b>--/0</b>
<b>Climatic Factors</b>	<b>--</b>	○ The site is near to a busy bus route, which could reduce commuter traffic. ○ The parts of the site are at risk of flooding. A buffer strip would be required to mitigate against any effects. If allocated, the site boundary would be restricted to exclude the area at risk of flooding. A Flood Risk Assessment may also be required. Excluding areas of flood risk from the site would reduce the developable area.	<b>-</b>
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>

<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats.</li> <li>Biodiversity enhancements are proposed.</li> <li>Even with extensive mitigation is considered that a negative impact would be irreversible.</li> <li>The development will result in the loss of existing trees, woodland and hedges. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.</li> </ul>	--/0
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>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.</li> <li>The development could affect the conservation objectives and natural features of any international, national or locally important designated site</li> <li>The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.</li> <li>Significant scale development that would further alter the character of the area. 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.</li> <li>Even with extensive mitigation it is considered that a negative impact would be irreversible.</li> </ul>	--/-
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	+/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	++	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> <li>Development is within the Health and Safety pipeline consultation zone.</li> </ul>	++
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>The development will have long-term and permanent negative effect on an inventory garden and designed landscape and a number of archaeological sites, including on the Cairnie Woods Scheduled Monument on the basis that the view may open up if trees are felled. The development may weaken the sense of place and the identity of existing settlements.</li> <li>The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	--/-

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
------------	--	--

<b>Site Ref: GR042 Site 1 Mains of Kinmundy Westhill</b>		<b>Proposal: 77 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is located in the green belt which should not be unnecessarily eroded.</li> <li>○ 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.</li> </ul> <p>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.</p>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0

<b>Population</b>	<b>+</b>	o The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+</b>
<b>Human Health</b>	<b>--</b>	o It would not result in loss of open space/core paths. 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. o Development is within the Health and Safety pipeline consultation zone.	<b>--/-</b>
<b>Cultural Heritage</b>	<b>0</b>	Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR043 Site 2 Mains of Kinmundy Westhill</b>		<b>Proposal: 87 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	o Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.	<b>-/0</b>
<b>Water</b>	<b>-</b>	o There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required. o There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity. o Some localised impacts on watercourses would 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. o The site is adjacent to a watercourse 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 and should be integrated as positive feature of the development.”	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. o 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.	<b>0/-</b>
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	o Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts. o Unlikely to have a long-term adverse impact on biodiversity.	<b>0</b>

		<ul style="list-style-type: none"> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is located in the green belt which should not be unnecessarily eroded.</li> <li>○ 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.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR063 Land south of Mill of Brodiach, Westhill</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> </ul>	0

		<ul style="list-style-type: none"> <li>Some localised impacts on watercourses would 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.</li> <li>The site is adjacent to a watercourse 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 and should be integrated as positive feature of the development."</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>The site is near to a busy bus route, which could reduce commuter traffic.</li> <li>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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>The site is located in the green belt which should not be unnecessarily eroded.</li> <li>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.</li> <li>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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0/?
<b>Population</b>	+	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> <li>Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR064 Land North of Broadshade, Westhill		Proposal: 250 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Significant scale development that would further alter the character of the area. 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.</li> </ul>	-/0
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	-/?
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	
<b>Human Health</b>	--	<ul style="list-style-type: none"> <li>○ Development may affect an existing core paths. The core path should be retained or rerouted to an acceptable standard.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	--
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effect on the setting of a scheduled monument. The development may weaken the sense of place, and the identity of existing settlements. The possible impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR070, GR100, GR123, GR132 and GR133 should be considered.</li> <li>○ The impact could be mitigated through sensitive layout, siting and design as well as a significant landscape buffer and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	--
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR066 Land at Damhead, Cadgerford &amp; Backhill, South of Westhill, Westhill</b>		<b>Proposal: 750-900 homes and 9-10 ha Employment Land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	--	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ The site is adjacent to a watercourse 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 and should be integrated as positive feature of the development."</li> </ul>	-
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the northwest. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	<b>--</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	<b>-/?</b>
<b>Population</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> <li>○ The development would allow integration of the people where they live and work.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	<b>+/--</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR070 Land North of Keirhill Way, Westhill		Proposal: 6 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> </ul> Some localised impacts on watercourses would 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.	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	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	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-/?
Material Assets	0	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+/0	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+/0
Human Health	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-

<b>Cultural Heritage</b>	<b>0/?</b>	The possible impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR064, GR100, GR123, GR132 and GR133 should be considered.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR100 Land North of Keirhill Way, Westhill</b>		<b>Proposal: 12 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-/?
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Population</b>	<b>+/0</b>	The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+/0</b>
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	<b>-</b>
<b>Cultural Heritage</b>	<b>0/?</b>	The possible impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR064, GR070, GR123, GR132 and GR133 should be considered.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR106 Land South of Arnhall Business Park (Phase 4), Westhill</b>		<b>Proposal: Employment Land and a Hotel</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	<b>-/0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> <li>○ The site is adjacent to a watercourse 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 and should be integrated as positive feature of the development.”</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> <li>○ 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	<b>0/-</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	0
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> </ul>	0
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development would allow integration of the people where they live and work.</li> </ul>	0
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>Development is within the Health and Safety pipeline consultation zone. The land use proposed could be permitted within this zone.</li> </ul>	-
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR119 Site at Cairnfield, West of Hill of Keir Road, Westhill</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	-/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR120 Land North of Meadowlands Drive, Westhill (Sites 1 and 2)		Proposal: 75 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
Water	0	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> </ul> Some localised impacts on watercourses would 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.	0
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> <li>○ 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The site is located in the green belt which should not be unnecessarily eroded.</li> <li>○ 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.</li> <li>○ 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.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
Population	+	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+
Human Health		<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> </ul>	--

	--	<ul style="list-style-type: none"> <li>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.</li> <li>Development is within the Health and Safety pipeline consultation zone.</li> </ul>	
<b>Cultural Heritage</b>	0	Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR121 Land North of Meadowlands Drive, Westhill (Site 1)		Proposal: 35 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> </ul> Some localised impacts on watercourses would 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.	0
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0
<b>Soil</b>	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
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>The site is located in the green belt which should not be unnecessarily eroded.</li> <li>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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>The quality of the 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</li> </ul>	0

		facilities); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting 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.	
<b>Population</b>	<b>+/0</b>	The mix of house types proposed will result in a range of housing choice for all groups of the population.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	○ 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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR122 Land North of Meadowlands Drive, Westhill (Site 2)</b>		<b>Proposal: 40 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-/0</b>	○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.	<b>0</b>
<b>Water</b>	<b>-</b>	○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required. ○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity. Some localised impacts on watercourses would 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.	<b>0</b>
<b>Climatic Factors</b>	<b>0/-</b>	○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic. 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. Part mitigated through of the site found to be at risk from flooding will not be included within an allocation. A flood risk assessment (FRA) may be required.	<b>0</b>
<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	○ Unlikely to have a long-term adverse impact on biodiversity.	<b>0</b>

		<ul style="list-style-type: none"> <li>○ Biodiversity enhancements are proposed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is located in the green belt which should not be unnecessarily eroded.</li> <li>○ 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.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	--	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	--
<b>Cultural Heritage</b>	0	Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR123 Land North West of Meadowlands Drive, Westhill</b>		<b>Proposal: 49 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-/0	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> </ul>	0

		Some localised impacts on watercourses would 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.	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> </ul>	0
<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity. Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>+/0</b>	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	--
<b>Cultural Heritage</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ The possible the impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR064, GR070, GR100, GR132 and GR133 should be considered</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR132 Land at Mains of Keir, South East of B979, Westhill		Proposal: 90 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>○ There is currently sufficient capacity at Invercarnie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site is near to a busy bus route, which could reduce commuter traffic.</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Significant scale development that would further alter the character of the area. 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.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>○ 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.</li> </ul>	-
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The development will have a long-term and permanent negative effect on the setting of a scheduled monument. The development may weaken the sense of place, and the identity of existing settlements. The possible impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR064, GR070, GR100, GR123 and GR133 should be considered.</li> <li>o The impact could be mitigated through sensitive layout, siting and design as well as a significant landscape buffer and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	--/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR133 Land at Southerhill Farm, North West of Westhill, Westhill</b>		<b>Proposal: 49 homes Public Park and Golf Practice Area</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o Development would increase traffic flow through Westhill. The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.</li> <li>o There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity. Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>o The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>o A small part of the site is at risk from surface water flooding and may have a long-term effect on climate and the water environment. This can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0/+

<b>Soil</b>	<b>0</b>	The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and could have an impact on the qualifying species and through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>Significant area of open space and biodiversity enhancements are proposed, which will enhance the existing tree belt.</li> </ul>	+
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Significant scale development that would further alter the character of the area. 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.</li> </ul>	-/0
<b>Material Assets</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>The quality of the 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); transport infrastructure (road, paths, and pipelines); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (pylons, power cables, wind turbines and pipelines); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>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.</li> <li>Development provides additional recreation and open space as well as enhanced core paths.</li> <li>Impact on pipelines is expected to be minimal.</li> </ul>	0/+
<b>Population</b>	<b>+/0</b>	The mix of house types proposed will result in a range of housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> <li>Development is within the Health and Safety pipeline consultation zone.</li> </ul>	+/--
<b>Cultural Heritage</b>	<b>0/?</b>	The possible the impact on the setting of Scheduled monument Berryhill could be mitigated by (small) scale and layout of the proposal. Cumulative impacts with allocations at GR064, GR070, GR123 and GR132 should be considered	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## **WHITEFORD**

### **Preferred Sites**

None.

### **Alternative Sites**

None.

## LANDWARD SITES

### Preferred Sites

None.

### Alternative Sites

Site Ref: GR098 Land at Cullerlie Smithy, Cullerlie, Westhill		Proposal: Mixed Use – 8 homes and 500m2 employment land	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/?	<ul style="list-style-type: none"> <li>○ 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. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would 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.</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> <li>○ Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	0
Material Assets	0/?	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	+/-0

		<ul style="list-style-type: none"> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR099 Land East of Birchmoss Depot, Echt, Westhill</b>		<b>Proposal: 4.8 ha Employment Land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>o 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. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o 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. Availability of public transport is lacking in this area and communities are largely car reliant.</li> <li>o There are no mitigation measures available at this time to reduce car dependency at this location.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o A landscape buffer would be required to screen development and mitigate impact to landscape.</li> </ul>	0/-

<b>Material Assets</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long-term.</li> <li>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.</li> </ul>	<b>0/?</b>
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Employment opportunities provided.</li> </ul>	<b>0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have an impact on human health.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>Potential impact on the setting of Scheduled monument Tillyorn including views to/from. Likely some views may be screened by intervening buildings.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR082 Land at Greenway 01, Drum of Wartle</b>		<b>Proposal: 3 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>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. This is a reversible short-term impact.</li> <li>Some localised impacts on watercourses would 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.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>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 is not likely to have a significant effect.</li> <li>Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	<b>0</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>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.</li> </ul>	<b>0/?</b>

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o Potential for negative cumulative effects which cannot be mitigated.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR095 Land North of Roadside of Garlogie, Garlogie</b>		<b>Proposal: 15 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>o 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. This is a reversible short-term impact.</li> <li>o Some localised impacts on watercourses would 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.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o 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 is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The proposal would distort the linear pattern of the settlement, which is unlikely to be mitigated against.</li> </ul>	-
<b>Material Assets</b>	0/?	<ul style="list-style-type: none"> <li>o There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>o 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.</li> </ul>	0/?
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>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.</li> </ul>	-

		<ul style="list-style-type: none"> <li>Development is marginally within the Health and Safety pipeline consultation zone. However, development could take place outwith the zone, or reduce the boundary of the site to exclude the consultation zone.</li> </ul>	
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>Likely to have an effect on the historic environment due to proximity to archaeological site, and would affect the setting of these hut circles and field system (an ancient monument).</li> <li>Consultation with relevant stakeholders will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR143 Land South of Goval Junction (Mixed Use), Goval</b>		<b>Proposal: Mixed Use – Hotel, Fuel Station/ Charging Station/ Park and Choose, Restaurant, Farm Shop, Garden Centre and Outdoor Activity Centre</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>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. This is a reversible short-term impact.</li> <li>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.</li> </ul>	0/?
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The site is near to a busy bus route and there is a railway station in the town, which could reduce commuter traffic.</li> <li>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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0/-
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The development will result in the loss of existing trees, woodland and hedges and ancient woodland. This area could be removed from the site boundary or retained as part of the proposal as open space. Trees along the southern and eastern boundaries are subject to a Tree Preservation Order. These trees should be retained should the site be allocated.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	-/0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The site is located in the green belt which should not be unnecessarily eroded.</li> <li>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.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ 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.</li> </ul>	-/?
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ Employment opportunities provided.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact on human health.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR144 Land North of Goval Junction (Residential), Little Goval, Goval		Proposal: 15 homes	
SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>○ 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. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> <li>○ 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 can be part mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have an adverse impact on biodiversity.</li> <li>o Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is located in the green belt which should not be unnecessarily eroded.</li> <li>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.</li> <li>o 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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of new the asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o 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.</li> </ul>	0/?
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR113 Land South of Birchbank, Inverurie</b>		<b>Proposal: 6 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>o 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. This is a reversible short-term impact.</li> <li>o 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o 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 is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development will result in the loss of existing trees, woodland and hedges. Ancient woodland is also found within the site. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The site is located within the Bennachie Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.</li> <li>o A landscape and visual impact assessment may be required.</li> </ul>	--
<b>Material Assets</b>	0/?	<ul style="list-style-type: none"> <li>o There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>o 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space/core paths.</li> <li>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.</li> <li>o Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: GR110 Land North East of Kellockbank Garden Centre, Inch</b>		<b>Proposal: Employment – general industrial</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>o 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. This is a reversible short-term impact.</li> <li>o 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.</li> </ul>	0

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> <li>○ 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 can be partly mitigated as the area of the site found to be at risk from flooding will not be included within an allocation. A Flood Risk Assessment (FRA) may be required.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	0/?	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ Employment opportunities provided.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact on human health.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development lies in close proximity to an inventory garden and designed landscape. The development may weaken the sense of place. The impact could be mitigated by landscaping and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR073 Land at Kirkton of Rayne, Inch		Proposal: 8 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/?	<ul style="list-style-type: none"> <li>○ 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. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	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 is not likely to have a significant effect.	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	0
Material Assets	0/?	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+ / 0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR109 Site South of the Cottis, Fintray, Dyce		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>The 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.</li> <li>Private waste drainage system is proposed. This is a reversible short-term impact.</li> <li>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.</li> </ul>	-/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>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 would not have a notable impact.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/-	<ul style="list-style-type: none"> <li>The development will result in the loss of existing trees, woodland and hedges.</li> <li>Biodiversity enhancements are proposed.</li> </ul>	0/-
Landscape	-	<ul style="list-style-type: none"> <li>The site is located in the green belt which should not be unnecessarily eroded.</li> <li>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.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>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.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: GR080 Land South of Parkview, Lethenty		Proposal: 2 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>The 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.</li> <li>Private drainage proposed. This is a reversible short-term impact.</li> <li>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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>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 is not likely to have a significant effect.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	0
Material Assets	0/?	<ul style="list-style-type: none"> <li>There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long-term.</li> <li>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.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space/core paths.</li> <li>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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
+ = positive effect   ++ = significant positive effect			

<b>Key</b>	- = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
------------	---	--

<b>Site Ref: GR081 Land North &amp; West of Lethenty, Inverurie</b>		<b>Proposal: 15 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The 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.</li> <li>○ Private drainage proposed. Communal system is preferred. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required.</li> </ul>	-/?
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The scale of development would be out of keeping with the character of this housing group and result in ribbon development, thereby adversely affect the landscape quality. Due to the nature of this proposal, the effects cannot be mitigated.</li> </ul>	-
<b>Material Assets</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Limited mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0

<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> <li>○ Development is within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR018 Field South of B977, Leylodge, Kintore		Proposal: Mixed Use – 12 homes and 80m2 Employment Land	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>○ 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. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> <li>○ A large part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required as well a landscape buffer. This will reduce the developable area of the site.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	0
<b>Material Assets</b>	0/?	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a range of housing choice for all groups of the population.</li> <li>○ Opportunity for live/work.</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space/core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR071 Land East of Marionburgh Cottage, North West of Sunhoney Stone Circle, Midmar</b>		<b>Proposal: 3 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The WWTW capacity is not available for this area. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal is of a scale which is unlikely to have any effects on landscape quality.</li> </ul>	0
<b>Material Assets</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long-term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated.</li> </ul>	-

<b>Human Health</b>	<b>0</b>	○ 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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR026 Land at Blair Bungalow, North of Sempill Cottages, Fintray</b>		<b>Proposal: 3 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-/?</b>	○ The WWTW capacity is not available for this area. Private drainage system proposed. 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.	0
<b>Climatic Factors</b>	<b>0</b>	○ 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 is not likely to have a significant effect.	0
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	○ Unlikely to have a long-term adverse impact on biodiversity. ○ Biodiversity enhancements are proposed.	0
<b>Landscape</b>	<b>0</b>	○ The proposal is of a scale which is unlikely to have any effects on landscape quality.	0
<b>Material Assets</b>	<b>0</b>	○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long-term. ○ 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
<b>Population</b>	<b>-</b>	○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated.	-

<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Development is marginally within the Health and Safety pipeline consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: GR068 Land North of B994, Upper Cottown, Kintore		Proposal: 8 homes	
SEA Topics	Effect	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-/?	<ul style="list-style-type: none"> <li>○ The WTW/WWTW capacity is not available for this area. This is a reversible short-term impact.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ 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 is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Biodiversity enhancements are proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The proposal is of a scale that would result in overdevelopment and suburbanisation of the landscape.</li> </ul>	-
<b>Material Assets</b>	0/?	<ul style="list-style-type: none"> <li>○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity which, owing to the small scale of the proposal will have limited effect in the long term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).</li> </ul>	+/-0

<b>Human Health</b>	<b>0</b>	○ 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
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: GR014 Site Adjacent to Wester Ord Farmhouse, Skene</b>		<b>Proposal: 25 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-/?</b>	○ The WTW/WWTW capacity is not available for this 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.	0
<b>Climatic Factors</b>	<b>0</b>	○ 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 is not likely to have a significant effect.	0
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>--</b>	○ The development will result in the loss of existing trees, woodland and hedges. Compensatory planting would be required and due to the scale of the development, off site compensatory planting will be required.	-
<b>Landscape</b>	<b>-</b>	○ 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.	-
<b>Material Assets</b>	<b>0</b>	○ There are a number of constraints associated with the site, namely unknown WWTW, WTW 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
<b>Population</b>	<b>-</b>	○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP. The density of the site could be increased as the local community has expressed a need for smaller homes, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	<b>0</b>	○ 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

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