

Appendix 9A: Summary of the development proposals by settlement or place name in Banff and Buchan

Table 1: Summary of the development proposals in Aberchirder in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Aberchirder																					
a) Preferred sites																					
BB41&BB53	0	0	0	0	0	-	0	+	0	+	0	0	+	0	0	0	0				
BB54	0	0	0	0	0	-	0	+	+	+	0/-	0/-	+	0	0	0	0/+				
Overall Effects	0	0	0	0	0	-	0	+	0/+	+	0/-	0	+	0	0	0	0				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB41 Overall neutral. This is a logical site to develop. Development would provide affordable homes. • BB53 Overall neutral. This is a logical site to develop. Development would provide affordable homes. • BB54 Suitable site which provides high % affordable housing. Must fit with neighbouring conservation status. 														

Table 2: Summary of the development proposals in Banff in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Banff																	
a) Preferred sites																	
BB20	0	0	0	0	0	++	0	+	+	+	0	-/0	+	0	0	0	+
BB63	0	0	0	0	0	++	0	+	+	+	0	0	+	0	0	0	+

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Banff																					
BB107	0	0	0	0	0	++	0	+	+	+	0	-	+	0	0	+					
b) Possible sites																					
BB11	0	0	0	0	0	+	0	+	0	0/+	0	0	0	++	0	+					
BB19	0	0	0	0	0	+	0	0	+	+	0	--	++	0	0	+					
BB102	0	0	0	0	0	++	0	0	+	+	0	0	+	0	0	+					
BB103	0	0	0	0	0	++	0	0	+	+	0	0	+	0	0	+					
Overall Effects (preferred)	0	0	0	0	0	++	0	+	+	+	0	-/0	+	0	0	+					
Key	++ = very positive				+ = positive				+/- = mixed				? = uncertain								
	-- = very negative				- = negative				0 = neutral												
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB20 The allocation would provide a useful site which could provide large levels of housing for the settlement's future growth. • BB63 High level of affordable housing which is proposed. The location is within a main settlement and employment centre. The site would be a natural extension of the settlement and could easily link to the existing settlement through cycle and pedestrian routes. • BB11 Could provide for re-use of the site if it becomes vacant. • BB19 Mixed use element and likely increase of affordable housing are welcomed but the site is poorly connected to the existing settlement and part of it develops too close to the coastline • BB102 Could provide future allocations for town but presently poorly connected • BB103 Could provide future allocations for town but presently poorly connected • 														

Table 3: Summary of the development proposals in Cairnbulg/Inverallochy in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Cairnbulg/Inverallochy																		
a) Preferred sites																		
BB12	0	0	0	0	0	0	0	+	0/+	0	0	0	0	0	0	0	0/+	
BB25	0	0	0	0	0	0	0	+	0/+	0	0	0	0	0	0	0	0/+	
BB51	0	0	0	0	0	0	-	+	+	0	0	0	+	0	0	0	+	
b) Possible sites																		
BB6	0	0	0	0	0	0	0	+	0/+	0	0	0	0	0	0	0	0/+	
BB150	0	0	0	0	0	0	0	+	0/+	0	0	0	0	0	0	0	0	
Overall Effects (preferred)	0	0	0	0	0	0/-	0	+	+	0	0	0	0/+	0	0	0	0/+	
Key	++ = very positive			+ = positive			+/- = mixed			? = uncertain								
	-- = very negative			- = negative			0 = neutral											
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB12 and BB25 Potential to improve the setting of the village whilst meeting the required allocations. • BB51 Positive effect due to diversification of economy and provision of new housing and recreation opportunities, coastal flooding needs detailed assessment though. • BB6 Potential to provide towards housing requirement, would only require a proportion of the bid site. 											

Table 4: Summary of the development proposals in Fordyce in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Fordyce																				
a) Preferred sites																				
BB14	0	0	0	0	0	-	0	+	0	+/0	-	-/0	0	0	0		-0/-			
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]										<ul style="list-style-type: none"> Site could provide required housing in village to support local school, historic character and conservation status of village would have to be respected. 										

Table 5: Summary of the development proposals in Fraserburgh in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Fraserburgh																	
a) Preferred sites																	
BB35	0	0	0	0	0	+	0	-	++	0	0	0	++	0	0		+
BB36	0	0	0	0	0	++	0	+	+	+	0	0	++	0	0		+
BB37	0/+	0	0	0	0	-/0	0	0	+	0	0	0/+	++	0	0		+
BB38	0	0	0	0	0	++	0/-	+	++	+	0	0	++	0	0		+
BB55	0	0	0	0	0	++	0	0	++	0	0	0	++	0	0		+
BB56	0	0	0	0	0	++	0	0	++	0	0	+	++	0	0		+
BB59	0	0	0	0	0	++	0	0	++	0	+	+	+	+	0		+

Settlement name	SEA Objectives															Overall effect	Cumulative impacts					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15							
Fraserburgh																						
BB60	0	0	0	0	0	+	0	++	0	+	0	+	0	0	0	+						
BB61	0	0	0	0/-	0	0	0	0/+	0/-	+	0	0/-	+	0	0/-	0/-	Cultural heritage (+)					
b) Possible sites																						
BB57	0	0	0	0	+	++	0	++	++	0	0	++	0	0	0	++						
BB58	0	0	0	0	0	++	0	+	+	+	0	0	+	0	0	+						
BB151	0	0	0	0	0	++	0	0	++	0	0	0	++	0	0	+						
Overall Effects (preferred)	0	0	0	0	0	+	0	+	+	+	+/0	+	+	0	0							
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain						
	-- = very negative					- = negative					0 = neutral											
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]								<ul style="list-style-type: none"> • BB35 and BB59 Diversification of economy, reuse of derelict land. • BB36 Positive effect overall. It would develop arable land to the south of the main settlement of Fraserburgh. It would provide substantially towards the settlement's required allocation. The development would be mixed use, providing commercial land, recreation and affordable housing. • BB37 This would be an industrial site in an industrial location. It will have an overall positive effect, it could have a negative effect elsewhere. • BB38 This would provide housing and mixed use, including employment land • BB55 Retention and extra provision of Employment land in a regeneration area, assessment of flooding issues required but not in a flood risk zone • BB56 Site is suitable for use which would promote regeneration and diversification of economy • BB58 Sustainable settlement, Affordable housing provision • BB60 Safeguarding of community provision allocation • BB151 Provide additional employment land 														

Table 6: Summary of the development proposals in Macduff in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Macduff																					
a) Preferred sites																					
BB62	0	0	0	0	0	++	0	0	++	0	0	-	++	0	0		+				
BB114	0	0	0	0	0	+	0	0	+	+	0	0	++	0	0		+				
Overall Effects (preferred)	0	0	0	0	0	+	0	0	+	+	0	0/-	++	0	0		+				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB62 Overall a positive effect because the settlement requires a supply of employment land. This allocation would provide that in a location with an industrial context which can be accessed by cycle and on foot. BB114 Site could provide for retail use which is unavailable in the town centre, alternatively could provide a suitable site for housing. 														

Table 7: Summary of the development proposals in New Aberdour in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
New Aberdour																	
a) Preferred sites																	
BB68	0	0	0	0	0/+	0/+	0	0/+	0/+	0/+	0/+	0	+/-	0	0		0/+
b) Possible sites																	
BB44	0	0	0	0	0	-	0	+	0	0/+	0	0	0	0	0		0/+
BB45	0	0	0/+	0	0	-	0	+	0	0/+	0	0	0	+	0		0/+
BB46	0	0	0	0	0	-	0	+	0	0/+	0	0	0	0	0		0/+

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
New Aberdour	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
BB47	0	0	0	0	0	-	0	+	0	0/+	0	0	0	0	0	0/-				
BB64	0	0	0	0	0/-	-	0/-	0	0	0/+	0	+	+	-	0	0/+				
BB76	0/-	0	0	0	0	-	0	0	0	0/+	0	0	0/+	0	0	0/-				
BB77	0/-	0	0	0	0	-	0	0	0	0/+	0	--	0/+	0	0	-				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
<p>Comments</p> <p>[Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]</p>										<ul style="list-style-type: none"> • BB76 Slight negative as it does not link well to settlement. Some indication of business units integrated, but little detail. • BB77 Negative effect as it is not linked physically to settlement. Some indication of business units integrated, but little detail • BB44 Slightly positive effect due to requirement for appropriately scaled growth within the settlement • BB64 Slightly positive effect due to requirement for appropriately scaled growth within the settlement, but possible issue with access and effect this will have on the village • BB47 Slight negative as it does not link well to settlement. • BB46 Slightly positive effect due to requirement for appropriately scaled growth within the settlement • BB45 Slightly positive effect due to requirement for appropriately scaled growth within the settlement, benefits and classification of the quarry site as brownfield is questionable if remedial measures were intended for the site already. • BB68 Slightly positive effect due to requirement for appropriately scaled growth within the settlement, site would best fit urban design of the village. 										

Table 8 Summary of the development proposals in Portsoy in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Portsoy																		
a) Preferred sites																		
BB27	0	0	0	0	0	-/0	0	+	+	+	0	0	+	+	0	+		
BB80	0/-	0	0	0	0	-/0	0	+	+	+	0	0	+	0	0	0/+		
b) Possible sites																		
BB21	0	0	-	0	0	-	--	+	+	+	0	0	+	0	0	-		
BB78	0	0	0	0	0	-/0	0	+	+	+	0	-	+	0	0	0		
BB81	0	0	0	0	0	-/0	0	-	+	+	0	-	+	0	0	0/-		
BB158	0	0	-	0	0	-/0	--	+	+	+	0	0	+	0	0	-		
c) Constrained sites																		
BB87	0	0	--	0	0	-/0	--	+	+	+	0	0	+	+	0	0/-		
Overall Effects (preferred)	0	0	-	0	0	-/0	-	+	+	+	0	0/-	+	0/+	0	0/-		
Key	++ = very positive				+ = positive				+/- = mixed				? = uncertain					
	-- = very negative				- = negative				0 = neutral									

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Portsoy																	
<p align="center">Comments</p> <p>[Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]</p>							<ul style="list-style-type: none"> • BB27 This would be a small allocation of 6 units on a brownfield site within a residential area of Portsoy. The overall effect would be positive. • BB80 Site is not affected by any major environmental constraints, no flooding constraints. Would see westward spread of town, but this is unavoidable in town like Portsoy with little opportunities for growth due to topography and flooding issues. • BB21 Overall negative. The proposal includes AH and would provide new housing for the community. It is overall negative though because of the fact that 200 units in a location with no employment centre would encourage unsustainable settlement patterns. Also there are flooding issues at this site which must be addressed. • BB158 Same issue of flooding as BB21, although a smaller allocation so would not have same sustainability impacts. • BB81 Not well linked to the settlement • BB87 Flood risk confirmed on site • BB78 Would develop close to coastline unnecessarily 										

Table 9 Summary of the development proposals in Sandend in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Sandend																	
c) Constrained sites																	
BB13	0	0	0	0	0	-	--	0	0	0	0	0	0	0	0	--	
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain	
	-- = very negative					- = negative					0 = neutral						

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Sandend																	
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]									<ul style="list-style-type: none"> BB13 Flood risk confirmed on site 								

Table 10 Summary of the development proposals in Sandhaven/ Putullie in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Sandhaven/ Putullie																				
a) Preferred sites																				
BB16	0	0	0	0	0	+	0	0/+	+	0/+	0	0	0/+	0	0	0/+				
b) Possible sites																				
BB50	0	0	0	0	0	+	0	0/+	+	0/+	0	0	0/+	0	0	0/+				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]									<ul style="list-style-type: none"> BB50 Slightly positive, continued supply of housing in a regeneration area. BB16 Slightly positive, continued supply of housing in a regeneration area. 											

Table 11 Summary of the development proposals in Whitehills in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Whitehills																					
a) Preferred sites																					
BB15	0	0	0	0	0	0/-	0/-	+	0	0/+	0	0	0	0	0	0	0				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB15 Provides appropriate housing allocation for the settlement, should provide landscaping buffer for settlement. 														

Table 12 Summary of the development proposals in Rosehearty in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Rosehearty																	
a) Preferred sites																	
BB22	0	0	0	0	0	+	0	0	++	0	0	0	++	+	0	0	+
BB49	0	0	0	0	0	+	0	0	++	0	0	-/0	++	0	0	0	+
b) Possible sites																	
BB86	0	0	0	0	0	0/-	0	0	+	+	0	-/0	+	0	0	0	+/-0
BB18	0	0	0	0	0	0/-	0	+	+	+	0	-/0	+	0	0	0	+/-0
BB48	0	0	0	0	0	0/-	0	0	+	+	0	-/0	+	0	0	0	+/-0
BB75	0	0	0	0	0	0/-	0	0	+	+	0	-/0	++	0	0	0	+

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Rosehearty	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
BB4	0	0	0	0	0	0/-	0	0	+	+	0	-/0	+	0	0	+/0					
Overall Effects (preferred)	0	0	0	0	0	+	0	0	++	0	0	0	++	+	0	+					
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB22 Could provide suitable employment site, brownfield development. Land is potentially contaminated by current use. • BB49 Could provide suitable employment site, good access but quite prominent and exposed. • BB86 Allocation is unnecessary given supply of housing sites in settlement • BB18 Allocation is unnecessary given supply of housing sites in settlement • BB48 Allocation is unnecessary given supply of housing sites in settlement • BB75 Not a suitable site for employment use, very small, access potentially an issue. • BB4 Allocation is unnecessary given supply of housing sites in settlement 														

Table 13 Summary of the development proposals in Cornhill in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Cornhill	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
a) Preferred sites																				
BB84	0	0	0	0	0	--	0	+	0	+	0	0/-	0	0	0	0				
b) Possible sites																				
BB84	0	0	0	0	0	--	0	+	0	+	0	0/-	0	0	0	0				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Cornhill																	
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB84 Development would provide supply for local needs. Would have a negative effect as it is an unsustainable settlement location for 46 units. However, a portion could be used for a smaller allocation for local needs. 										

Table 14 Summary of the development proposals in Crudie in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Crudie																				
a) Preferred sites																				
BB82	0	0	0	0	0	-	0	0	0	+	0	0/-	0	0	0		0			
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB82 – A portion of the site can provide towards the settlements housing requirement, existing allocations are to be developed first. 													

Table 15 Summary of the development proposals in Inverboyndie in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Inverboyndie																	
a) Preferred sites																	
BB52	0	0	0	0	0	+	0	0	+	0	0	0	++	0	0		+

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Inverboyndie																	
b) Possible sites																	
BB9	0	0	0	0	0	0	0	+	0	0/+	0	0	0	+	0	0/+	
BB34	0	0	0	0	0	-	0	+	+	+	0	--	+	0	0	0/+	
BB3	0	0	0	0	0	0	-/0	+	0	0/+	0	0	0	0	0	0/+	
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain	
	-- = very negative					- = negative					0 = neutral						
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]										<ul style="list-style-type: none"> • BB9 Overall a marginal positive effect due to re-use of a site, but it involved demolition not restoration and the argument for housing on this site is quite weak. • BB34 Slight positive due to provision of housing inc affordable housing. However, other sites in Banff and Inverbondie can provide this level of housing while avoiding developing in a relatively isolated and exposed location • BB3 The proposal would only deliver 7 units but could set a precedent for further coastal development • BB52 The allocation would provide an employment allocation which would serve Banff (especially west Banff), Whitehills and Inverboyndie. 							

Table 16 Summary of the development proposals in Kirkton of Alvah in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Kirkton of Alvah																	
b) Possible sites																	
BB85	0	0	0	0	0/-	-	0	0/-	0	0	0	-	0	0	0	-	
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain	
	-- = very negative					- = negative					0 = neutral						

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Kirkton of Alvah																					
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> Development in location which is not a key service centre, with no primary school. Would develop distinctive natural element of the village, but would retain protected trees and paths. 														

Table 17 Summary of the development proposals in Memsie in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Memsie																				
a) Preferred sites																				
BB31	0	0	0	0	0	-	0	-	0	+	0	0	0	0	0	0/-				
b) Possible sites																				
BB32	0	0	0	0	0	-	0	+	0	0	0	0	0	0/+	0	0/+				
BB33	0	0	0	0	0	-	0	+	0	0	0	0	0	0	0	0				
BB39	0	0	0	0	0	-	-	0	0	+	0	0/-	0	0	0	0/-				
BB24	0	0	0	0	-	-	0	-	0	+	0	0	0	0	0	--				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Memsie																	
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]					<ul style="list-style-type: none"> • BB31 The development is slightly negative mainly because it will lead to unsustainable living patterns. This is a large allocation for a small settlement so would require alteration. It could fit with the current and future development pattern of the settlement. • BB24 The development is very negative mainly because it will lead to unsustainable living patterns. Will involve the removal of woodland and does not link well with settlement. • BB32 Reuse of vacant land. Potential to open up new access to pond area. Uncertainty over extent of brownfield environmental benefits of housing use if remedial action is already required. • BB33 Development is neutral. Has merits in terms of open space and business space, but only a small allocation is suitable in Memsie. Site is less suitable for a small allocation. • BB39 The development is negative mainly because it will lead to unsustainable living patterns. The development would effectively take place on two sites. Combined they are too large, smaller proportion of site would be more suitable. 												

Table 18: Summary of the development proposals in Gardenstown in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Gardenstown																				
c) Constrained sites																				
BB7	0	--	0	0	--	-	0	0	0	++	0	-	0	0	0	--				
BB8	0	--	0	0	--	-	0	0	0	++	0	-	0	0	0	--				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Gardenstown																	
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB7 and BB8 Permanent negative. Develops on sites SESA, SINS and SSSI. 										

Table 19: Summary of the development proposals in New Byth in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
New Byth																				
a) Preferred sites																				
BB23	0	0	0	0	0	-	0	+	0	0	0	0	0	0	0	0	0			
b) Possible sites																				
BB26	0	0	0	0	0	-	0	0	0	++	0	0	0	0	0	0	0/+			
BB65	0	0	0	0	0	-	0	0	0	+	0	0	0	0	0	0	0			
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB23 This development would allocate small provision of around 3 houses. It would fit within the landscape, the allocation would have a negligible effect. BB26 Slightly positive overall. Large scale development here would not be sustainable. However, this is a small scale development which would purely provide affordable housing. BB65 Development here would encourage unsustainable settlement patterns. However there are benefits of affordable housing provision and it would be a small allocation. 													

Table 20: Summary of the development proposals in Rathen in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Rathen																					
b) Possible sites																					
BB17	0	-	0	0	0	-	-	0	0	0	-/0	-	0	0	0	--					
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB17 The development would encourage unsustainable settlement patterns. Part of the site is subject to a flood risk. The scale is out of context with the settlement. 														

Table 21: Summary of the development proposals in Tyrie in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Tyrie																	
b) Possible sites																	
BB43	0	0	0	0	0	--	0	+	0	+	0	--	0	0	0	-	
BB69	0	0	0	0	0	--	0	0	0	+	0	--	0	+	0	-	
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain	
	-- = very negative					- = negative					0 = neutral						

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Tyrie																	
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB43. Will encourage unsustainable settlement pattern. Scale of development is out of character with settlement but could be modified. It would provide affordable housing and provides the option of recreation space. • BB69 Site would provide affordable housing, the site is very disjointed from the settlement and this outweighs its brownfield credentials. 										

Table 22: Summary of the development proposals in Gordonstown in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Gordonstown																	
b) Possible sites																	
BB28	0	0	0	0	0	--	0	0	0	+	0	0	0	0	0		-
BB29	0	0	0	0	0	--	0	0	0	+	0	0	0	0	0		-
BB30	0	0	0	0	0	--	0	+	0	+	0	0	0	0	0		-/0
Key	++ = very positive						+ = positive					+/- = mixed				? = uncertain	
	-- = very negative						- = negative					0 = neutral					
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB28 Development here would encourage unsustainable settlement patterns in a location which is not a recognised rural service centre, but does have a local school. • BB 29 Development here would encourage unsustainable settlement patterns in a location which is not a recognised rural service centre, but does have a local school. • BB30 Development here would encourage unsustainable settlement patterns in a location which is not a recognised rural service centre, but does have a local school which the site is located adjacent to. 										

Table 23: Summary of the development proposals in King Edward in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
King Edward																					
b) Possible sites																					
BB10	0	0	0	0	0	--	0	0	0	0	0	0	0	+	0	-					
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> BB10 The site would reuse land, however it is situated on a previous railway line which is to be retained from development or intensification of development wherever possible. The location would encourage unsustainable settlement patterns. 														

Table 24: Summary of the development proposals in Craigston Castle in Banff and Buchan

Place name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Craigston Castle																				
b) Possible sites																				
BB66	0/-	0/-	0	0	0	-	0	+	0	+	++	0	+	0	+	+/0				
BB67	0/-	0/-	0	0	0	-	0	+	0	+	++	0	+	0	+	+/0				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									

Place name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Craigston Castle																					
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB66 Some negative effect due to location of development but some positive because of its historic and economic credentials. • BB67 Some negative effect due to location of development but some positive because of its historic and economic credentials. 														

Table 25: Summary of the development proposals in Bogton/Foreglen in Banff and Buchan

Place name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Bogton/Foreglen																					
b) Possible sites																					
BB42	0	0	0	0	0	--	0	0	0	+	0	0	0	0	0	-					
Key	++ = very positive						+ = positive					+/- = mixed				? = uncertain					
	-- = very negative						- = negative					0 = neutral									
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • The site is in a location which is not recognised as a rural service centre. Development here would encourage unsustainable settlement patterns. 														

Table 26: Summary of the development proposals in Netherbrae in Banff and Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Netherbrae																					
b) Possible sites																					
BB5	0	0	0	0	0	--	0	0	0	0	0	0	0	0	0	0	-				
BB83	0/-	0	0	0	0	--	0	0	0	0	0	0	0	0	0	0	-				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain					
	-- = very negative					- = negative					0 = neutral										
Comments [Short-term, medium-term and long-term effects; permanent and temporary effects; positive & negative effects; and secondary, cumulative and synergistic effects, as identified in the Goal Achievement Matrix]							<ul style="list-style-type: none"> • BB5 Encourages unsustainable settlement patterns. • BB83 Encourages unsustainable settlement patterns. 														