

Appendix 9B: Summary of the development proposals by settlement or place name in Aberdeenshire

Table 1: Summary of the development proposals in Auchnagatt in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Auchnagatt																					
a) Preferred sites																					
B31	+	+	0	0	+/0	+/0	+/0	+	0	+	0	+/0	+	0	+		+				
B32	+	0	0	0	0	-	0	0	0	+	0	0	+	0	+		+/0				
b) Possible sites																					
B32	+	0	0	0	0	-	0	0	0	+	0	0	+	0	+		+/0				
Overall Effects	+	+	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"> B31 Given its scale, proposed uses and location, overall, the proposed development will have a positive impact. The open space (with SuDS) would have positive effects, as will incorporating small business plots within the development. B32 Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects are possible as Auchnagatt has no employment areas and very few local services. Residents would have to travel to Ellon. 														

Table 2: Summary of the development proposals in Boddam in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Boddam																		
a) Preferred sites																		
B18 & B26	+	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					
Boddam																				
B100	+	0	+	0	0	+/0	+	0/+	0	?	0	0	?	+	?	+/0				
B101	+	0	+	0	0	+/0	+	0	0	?	0	0	?	+	?	+/0				
b) Possible sites																				
B23	+	0	0/-	0	0	+	0	0	+	+/0	0	-	++	0	0	+/0				
B102	0/-	0	+	0	-	+/-	0	+	0	0	0	-	+/0	+	+	+/-				
Overall Effects	+	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"> • B18&B26 Positive impacts are predicted as the site is within Boddam, reducing its distance from public service provision, but only detached dwellings are proposed. It will do little to provide housing to those in need if no affordable or special needs dwellings are built. • B100&B101 Positive impacts are predicted as the site is a brownfield development opportunity within Boddam, reducing its distance from public service provision and avoiding the development of greenfield land. • B23 Given its scale, proposed uses and location, overall, the proposed development will have a slightly positive impact on Peterhead, Boddam and the region, as it will enhance the area's industrial assets and it is adjacent to the A90(T). However, negative effects are possible as the site is separated from Boddam by the A90(T). It will be necessary to provide pedestrian links to Boddam and appropriate strategic landscaping to reduce adverse visual impacts. • B102 The eco-friendly design of the dwellings would have a positive effect. However, negative effects are possible as the site is separated from Boddam by the A90(T). It will be necessary to provide pedestrian links to Boddam and appropriate strategic landscaping to reduce adverse visual impacts. 																			

Table 3: Summary of the development proposals in Cruden Bay in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Cruden Bay																				
a) Preferred sites																				
B67	+/-	+	-	+/0	+/0	++	+	+	+	+	?	+	++	0	0		+			
B68	+/-	0	-	0	+/0	+	0	+	+	+	+	+	+	0	0		+			
b) Possible sites																				
B67	+/-	+	-	+/0	+/0	++	+	+	+	+	?	+	++	0	0		+			
B68	+/-	0	-	0	+/0	+	0	+	+	+	+	+	+	0	0		+			
B91	0	0	0	0	-	0	0	0/-	0	0	0	-	0	0	0		0/-			
Overall Effects	+/-	+	-	0	+/0	+	+/0	+	+	+	+	+	+	0	0					
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
Comments		<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"> B68 will have a largely positive effect, but it will have some negative effects as its located close to Peterhead and just off the A90(T) and is likely to increase commuter traffic. The site is within an ALS and on land zoned as undeveloped coast. However, the proposed landscaping may enhance the area, screening or improving the setting of the buildings in this largely open area. B67 will have a largely positive effect, but it will have some negative effects as its located close to Peterhead and just off the A90(T) and is likely to increase commuter traffic. The site is within an ALS, but the proposed landscaping may enhance the area, screening the buildings in this largely open area. Safeguarding the Boddam railway line will have a long term positive effect. B91 Overall the development will have a slightly negative effect, as it will result in loss of part of the golf course, even though it is relatively scrubland. 																		

Table 4: Summary of the development proposals in Hatton in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Hatton																				
a) Preferred sites																				
B60	+	-	0	0	0	+	+/0	0	0	0	0	0/-	+	0	0	+/-				
B70	+/-	--	0	0	0	+	0	0	0	+	0	0	+	0	+	+/-				
b) Possible sites																				
B24	+/0	-	+	0	0	+	0	0	0	-	0	-/0	0	0	0	-/0				
B60	+	-	0	0	0	+	+/0	0	0	0	0	0/-	+	0	0	+/-				
B69	+	-	0	0	0	+	0	0	0	-	0	+/-	+	0	0	+/-				
B90	0/+	--	0	0	0	+	0	0	0	+	0	0	+	0	0	+/-				
Overall Effects	+	-	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
Hatton	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<p style="text-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"> • BB60 Positive impacts are predicted as Site 1 is adjacent to Hatton and both sites are located on the A90(T), a strategic transport corridor. Site 1 would have less visual impacts compared with Site 2, as Site 1 is adjacent to Hatton. Some negative effects are possible as the Water of Cruden is at risk of failing to meet good ecological status due to point source pollution and the Hatton WWTW is nearing its capacity. • B70 The use of sustainable materials will have a positive effect. However, negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. The development would have an adverse impact on water quality if mitigation measures are not undertaken. Negative impacts are possible as Water of Cruden is also at risk of failing to meet good ecological status due to point source pollution. • B24 Some negative effects are possible as the Water of Cruden is at risk of failing to meet good ecological status due to point source pollution, no SuDS are proposed and the WWTW is nearing its capacity. Also, only detached dwellings are proposed and the site may have an adverse visual impact, as it is near the summit of a local hill and likely to be visually prominent. • B69 Some negative effects are possible as Water of Cruden is at risk of failing to meet good ecological status due to point source pollution, no SuDS are proposed and the WWTW is nearing its capacity. Also, only detached dwellings are proposed and the site may have an adverse visual impact, as it is near the summit of a local hill and likely to be visually prominent. Positive effects are predicted as Hatton is on a strategic transport corridor and the generation of smaller business plots. • B90 Negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. The development would have an adverse impact on water quality if mitigation measures are not undertaken. Negative impacts are possible as Water of Cruden is also at risk of failing to meet good ecological status due to point source pollution. 																

Table 5: Summary of the development proposals in Mintlaw in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Mintlaw																				
a) Preferred sites																				
B50	+/0	+	0	+	+	++	+	+	+	++	0	+	++	0	0	+				
B78	+/0	+	0/-	+	+/0	++	++	++	+	++	0	0/+	+	0	+	+				
B80	+	0	+	0	0	+	0	+	0	?	0/+	+	+	+	0	+				
B81	+/-	0	0	0	0	+/0	0	-/0	+	+	0	0	+	0	0	0/+				
B82	+/0	0	0	0	0	+	0	+	0	0	0	0/-	+	0	0	0/+				
B83	+	0	0/-	0	0	+	0	-/0	+	0	0	0	+	0	0	0/+				
b) Possible sites																				
B4	0	0	0	0	0	0	0	+	0	+	0	-	+	0	0	0/+				
B50	+/0	+	0	+	+	++	+	+	+	++	0	+	++	0	0	+				
B76	0	0	0	0	-	0/-	-	0	0	-	-/0	-	0	-	0/+	-/0				
B96	0	0	0	+	+/0	0/-	-	0	0	-	0	0	+	0	0/+	0				
Overall Effects	+	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
Mintlaw	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<p style="text-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"> • B50 The development will have a positive permanent and long-term effect, as it will add to the existing assets of the settlement. It will enhance the habitat of the South Ugie Water and safeguard and enhance existing pedestrian linkages. Proposes a large mix of dwellings which will have along term positive effect. The development enhances the existing distinctive tree belts along the field boundaries. • B78 Site is adjacent to the existing settlement, and proposes pedestrian links to its service and business centre. The district heating scheme will deliver long-term permanent effects. SuDS are proposed. Site would have scored higher if employment land was proposed within the proposed development area • B80 Overall a permanent positive effect, as it is a mixed use redevelopment site. The site is close to the existing service centre and is likely to safeguard and enhance existing pedestrian linkages. • B81 The loss of the Protected Area is likely to only have a temporary negative effect as the land is currently agriculture and the development of the site would include open space. Proposes a large mix of dwellings which will have along term positive effect. • B82 Permanent positive effects are predicted, as the development proposes community facilities, which will be an important asset to the settlement. Likely to safeguard and enhance existing pedestrian linkages. • B83 The loss of the Protected Area is likely to have a negative effect, but this effect may only be temporary as the tree belt will remain and part of the field is already allocated in ALP for future housing and employment use. 2.1ha of employment land is proposed within the settlement, which will have a along term positive effect, enhancing Mintalw’s existing Business Park • B76 The development will not make a significant contribution to Aberdeenshire in terms of the creation and enhancing of assets, as it is 1km from the settlement boundary. The landscape character of the area may be affected due to the density of dwellings proposed and the bid proposes the loss of some woodland. However, the use of high specification construction in the dwellings is welcomed. • B96 The development will not make a significant contribution to Aberdeenshire in terms of the creation and enhancing of assets, as it is 1km from the settlement boundary. The development only proposes detached dwellings. A narrow tree belt is proposed to protect the development from the north winds. The recycling point and turning area in the development proposal would make a positive contribution. 																

Table 6: Summary of the development proposals in New Deer in 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 Deer																				
a) Preferred sites																				
B9	+	0	0	0	0	0	0	0	0	+	0	0	+	0	0		0/+			
B49	+	-/0	0	0	0	0	0	0	0	-	-/0	-	0	0	0		-/0			
B57	+	-/0	0	0	0	0	0	0	0	+	0	0	0	0	0		0/+			
b) Possible sites																				
B17	0/+	0	0	0	0	0	0	0	0	+/0	0	-/0	0	0	0		0			
B58	+/-	-/0	0	0	0	0/+	0	0	0	+	0	0	+	0	0		0/+			
B59	-	-	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									

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
New Deer	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<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"> • B9 The development of affordable housing will have long-term positive effect. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. • B49 Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity, the impact the development may have on the landscape character and setting of listed buildings, and that only detached dwellings are proposed. The location of the site gives it a positive impact, as it is close to the main services of the settlement. • B57 Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. • B17 Some negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. Also, adverse visual impact could occur, as it is increasing the number of dwellings along the main road to Maud. • B58 Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. The location of the site gives it a positive impact, as it is close to the main services of the settlement and the site is on a SW facing slope, which could take advantage of passive solar gain. The scale of the development will allow for variation in housing types and affordable housing. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in New Deer • B59 Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. The scale of the development will allow for variation in housing types and affordable housing, giving a positive impact. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in New Deer. 																

Table 7: Summary of the development proposals in Peterhead in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
Peterhead	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
a) Preferred sites																	
B11	+	0	0/-	0	+	+	+	0	+	0	0	0	+	0	0	+/-	
B29	+/-	0	+	0	0	+	0	0	+	0	0	0	+	+/-	0	+/-	

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
Peterhead	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
B30	0/+	0/-	0	+	+/0	++	0/-	0	0	+	0	+/-	+	0	+/0	+/0	
B40	+	+	0	0	+/0	+	+	+/0	+/0	+	0	0	+	0	+/0	+	
B41	0/+	0	0	0	+/0	+/0	0	0	0	+	0	+/0	+	0	0	0	
B66	+	+/-	0	0	+	++	+/-	+	0	++	0	+	++	0/+	+/0	+	
B86	+	0	0	0	0	+	+	+	+/0	0	0	0	+	+	0	+/0	
B87	+	0	0/-	0	?	+	0	0	+	0	0	0	+	+	0	+/0	
B88	+	0	+/0	0	0	+	0	0	+	0	0	0	+	+	0	+/0	
B95	+	0	0	0	0	+	0	+	+/0	+	0	0	+	0	0	+/0	
b) Possible sites																	
B27	+	+	+	0	+	+/-	+	0	+	0	0	0	0/+	0	0	+/0	
B41	0/+	0	0	0	+/0	+/0	0	0	0	+	0	+/0	+	0	0	0	
B48	0/+	0	0/+	0	-	+	-	0	0	-	0	-	0	0	0	-/0	
B79	0/+	0	0	0	0	0	-	0	0	-	0	0	0	0	+/0	0	
c) Constrained sites																	
B28	+	-	+	0	0/-	+	-	+/0	0	+	0	0	+	0	0	+/-	Soil, water, air and climatic factors (+/-)
B66	+	0	0	0	0	+	+	+	+/0	0	0	0	+	+	0	+/0	
B85	+	?	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/+		
Key	++ = very positive				+ = positive				+/- = mixed				? = uncertain				

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Peterhead																		
	-- = very negative					- = negative					0 = neutral							
	<ul style="list-style-type: none"> • B11 depending on the uses, negative effects are possible in the long term. 44ha of employment land is proposed within the settlement, which will have a long term positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife corridor is proposed to be enhanced, creating a permanent positive impact. • B29 Proposing retail will have a long term positive effect, enhancing Peterhead's existing retail park. However, there is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. Locating the retail site away from the main populations of Peterhead will increase road travel, in a settlement with already poor air quality in parts. • B30 will have a slightly positive impact. Positive effects are possible, as the site is near to the A90(T) and employment land and community facilities are proposed. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. The existing mini-recycling facility could be enhanced, as it falls within the development proposal site. • B40 is on the east side of the A90(T) and will enhance existing pedestrian links to its service and business centres. SuDS are proposed. Site would have scored more positively if employment land was proposed within the proposed development area. Peterhead partially suffers from multiple deprivation. Providing additional affordable housing could enhance those living in the NE of the settlement. • B41 will have a neutral impact. Positive effects are possible, as the site is near to the A90(T), but only housing is proposed. Given its location, unless the site is part of a larger development on the west side of the A90(T), it will not create any significant positive impacts. • B66 Positive effects are possible, as the site is adjacent to the A90(T) and new pedestrian links are proposed. Employment land and community facilities are proposed, which will have a permanent positive effect. Also, the creation of a nature reserve will enhance part of the area's biodiversity, and create a large area of open space. Safeguarding the former railway line will have a permanent long term positive effect, as it would allow the opportunity for the line to be re-instated as a public transport route. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. 																	

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
Peterhead	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<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"> • B86 Parts of Peterhead suffer from multiple deprivation. Redevelopment of this site would enhance existing community facilities in the area, providing a permanent long-term positive effect. B87 is within Peterhead, and adjacent to the A90(T). Peterhead is also partially suffers from multiple deprivation. Providing additional employment could enhance those living in the NE of the settlement. Loss of greenfield land to development could have a negative effect, but the loss of woodland is unknown. • B88 Proposing employment land will have a along term positive effect, enhancing Peterhead’s existing industrial estate. However, there is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. The site is within Peterhead, and adjacent to the A90(T). Peterhead is also partially suffers from multiple deprivation. Providing additional employment could enhance those living in the NE of the settlement. • B95 is on the east side of the A90(T) and will enhance existing pedestrian links to its service and business centres. Peterhead partially suffers from multiple deprivation. Providing additional affordable housing could enhance those living in the NE of the settlement. • B27 There is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. The site is within Peterhead, and close to the A90(T). Good existing pedestrian links. Peterhead is also partially suffers from multiple deprivation. Providing additional employment could enhance those living in the NE of the settlement. Enhancing Collie Burn would have a positive impact. Part of the site is also potentially contaminated; decontaminating the site would have a positive effect on the soil. • B48 The development of the site will have a slight negative impact as the trees on the site are protected with a Tree Preservation Order. Negative impacts are also predicted given its small scale and proposed location. The development only proposes detached dwellings. • B79 will have a neutral impact given the small scale and the proposed location. Negative impacts are also predicted given its small scale and proposed location. The development only proposes detached dwellings. • B28 Some negative effects are possible as the site is at risk from flooding, and culverting a drainage ditch is proposed, which is not supported in Government policy. Positive effects are possible, as the site is within Peterhead, is very close to the A90(T) and there are good existing pedestrian links. • B85 Providing additional community facilities will create a positive impact, but it is scale, use and location is likely to create an overall neutral impact. Site is constrained due to its small scale. 																

Table 9: Summary of the development proposals in Strichen in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Strichen																		
a) Preferred sites																		
B25	+	0	0	0	0/+	0	+	+	0	-	0	0/-	0	0	0		0/+	
B92	0	0/-	0	0	+/0	0	0	0	0	-	0	-/0	0	0	0		0/-	
b) Possible sites																		
B5	+/-	0/-	0	0	0	-	+	+	0	+/-	0	-/0	+	0	0		+/-	
B35	+/-	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			
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"> • B25 Negative effects could be possible as only detached dwellings are proposed and the site is located on hill. The SW orientation of the site would maximise solar gain. • B92 The scale of the development will only proposes a single dwelling and no open space. It will also increase the appearance on ribbon development along the road. • B5 Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity, the site is located on hill, and there are limited employment opportunities in Strichen. The scale of the development will allow for variation in housing types and affordable housing, giving a positive impact • B35 Home Zone scheme with a large area of open space to the north of the site. Negative effects could be possible as there are limited employment opportunities and services in Strichen, which could increase commuting to Peterhead and Fraserburgh. The scale of the development will allow for variation in housing types and affordable housing, giving a positive impact. 																	

Table 10 Summary of the development proposals in Stuartfield in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Stuartfield																		
a) Preferred sites																		
B42	0	-	0	0	0	--	0/-	+	+	+	0	0	+	0	0		+/-	
B62	0	--	0	0	0	--	0	+	+	+	0	0	+	0	0		-	
b) Possible sites																		
B7	0	-	0	0	0	--	0	+	+	+	0	0	+	0	0		+/0	
c) Constrained sites																		
B62	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"> The sites are on the water course of South Ugie Water which is at a high risk of failing to meet food ecological status due to point source water pollution. The settlement is in an unsustainable location due to its isolation and new residents will have to rely on Mintlaw and Peterhead for services beyond the most basic. However there is a requirement for a small allocation of housing in the settlement to provide for local need and support local services including the local shop and school. B42 The development is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. The development is located close to and slightly takes in a fluvial flood risk area. The development is intended as a phase which will be preceded by the neighbouring BB62, if BB62 does not come online the development would be exposed and disjointed. B62 and B5 The developments are likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. 																	

Table 11: Summary of the development proposals in Ardallie in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Ardallie																				
b) Possible sites																				
B77	+/-	+/-	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"> Overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided on the entrance to the site, and the incorporation of business units in a rural area. 										

Table 12: Summary of the development proposals in Bridge of Faichfield in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Bridge of Faichfield																				
c) Constrained sites																				
B63	-/0	+/-	0	+	+/0	-	--	+	0	-	+	-/0	+/0	0	+	+/-				
B97	-/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		
Bridge of Faichfield																	
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"> B63 Overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided and the incorporation of business units in a rural area. B97 Given the scale of the proposal, overall the development will have a slightly negative effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. 															

Table 13: Summary of the development proposals in Crimond in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Crimond																	
a) Preferred sites																	
B51	0	0	-/0	0	+	-	0	++	+	+	0	0	++	0	0		+
B52	0	0	-/0	0	+	-	0	++	+	+	0	0	++	0	0		+
b) Possible sites																	
B44	0	0	0	0	0	--	0	-	+	+	--	-	0	0	0		-
B45	0	0	0	0	0	--	0	-	+	+	--	-	0	0	0		-
B51	0	0	-/0	0	+	-	0	++	+	+	0	0	++	0	0		+
B53	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										

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Crimond																	
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"> B51 and B52 Positive effect overall. There is some concern at developing in a location without key employment provision. Whilst some new employment land will be provided, in reality most services and employment will be accessed elsewhere. However the settlement can accommodate growth and the development plans employment land as well as a phased approach which will provide new opportunities for residents to access housing and employment locally and will improve viability of local services and public transport connections. B53 Mixed effect. The provision of housing without employment land in a settlement with no employment provision would encourage unsustainable settlement patterns. However it would provide affordable housing in a location which is close to the settlement and with 400m of designated open spaces. Negative effects are predicted as the site proposes development within the ALS and undeveloped coast designations. B44 and B45 Agricultural land to housing with open space could have slight positive effect. However the WW2 camp's conversion would lead to a negative effect on biodiversity. There are plans to include wildlife corridors and open space. 															

Table 14: Summary of the development proposals in Fetterangus in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Fetterangus																	
a) Preferred sites																	
B16	0	0	0	0	+	--	0	+	+	+	0	+	0	+	0	0/+	BU16
B54	+/-	0	0	0	0	-/0	0	0	0	+	0	0	+	0	0	0/+	
B61	+/-	0	0	0	0/+	-/0	0	+	0	+	0	0/-	+	0	+	+	
b) Possible sites																	
B75	+/-	0	0	0	0	-/0	0	0	0	+	0	0	+	0	0	0/+	
B103	+/-	0	0	0	0	-/0	0	0	0	+	0	0	+	0	0	0/+	
Overall Effects (preferred)	0					-											

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Fetterangus																	
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"> • B16 If this proposal is viewed in the context of replacing a site which will be unused regardless of any future allocation through the LDP then this assessment is slightly positive. Whilst the location is unsustainable for major growth, the redevelopment of a brownfield site with good connectivity and a mix of housing types would benefit the settlement and also improve biodiversity. This is how the proposal has been assessed. However, if a housing allocation in the LDP had a bearing on the company's decision to leave the site and move production out of the settlement then the SEA would be very negative – it would be seen as a proposal which removes the main employer from the village and worsens the settlement's sustainability by adding commuters and removing employment opportunities. • B54 Given its scale, proposed use and location, overall, the proposed development will have a slight positive impact. It would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus. • B61 would sustain existing services and contribute to housing needs in the area and link the sports pitch and cemetery to the settlement. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus and to the loss of the mature hedge and trees. • B103 would sustain existing services and contribute to housing needs in the area. • Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus. 																

Table 15: Summary of the development proposals in Hillcrest in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Hillcrest																	
b) Possible sites																	
B74	-/0	+/0	0	+	+/0	-	+/-	+	0	-	0	-	+/0	0	+		+/-

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
Hillcrest	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
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"> Overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, lead to over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided on the entrance to the site, and the incorporation of business units in a rural area. 										

Table 16: Summary of the development proposals in Les Quarry in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
Les Quarry	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
b) Possible sites																	
B39	-/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"> Overall the development will have a positive effect, given it proposes the reuse of a brownfield site and proposes employment or mixed uses. However, negative effects are predicted as the site is not located close to settlement, the need for infrastructure increases to service the dwellings and business units, and likely increase in commuter traffic. 										

Table 17: Summary of the development proposals in Longhaven in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Longhaven																				
a) Preferred sites																				
B19	0	0	0	0	0	--	0	--	+	+	0	--	0	0	0		-			
b) Possible sites																				
B19	0	0	0	0	0	--	0	--	+	+	0	--	0	0	0		-	--		
B20	0	0	0	0	0	--	0	--	+	+	0	--	0	0	0		-			
B21	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"> Negative effect. Developments would be in a settlement with extremely limited services and would encourage unsustainable settlement patterns. The development would be out of scale with the settlement. A small scale expansion of the existing settlement (B19) could be considered to sustain existing services and reduce its environmental impact. 									

Table 18: Summary of the development proposals in Longside in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Longside																		
a) Preferred sites																		
B22	0	--	0	0	0	--	-	-	+	+	-/0	-	++	0	0		-	
B43	0	0	0	0	0	-	-	+	+	+	0	+	++	0	0		+	
b) Possible sites																		

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Longside	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
B22	0	--	0	0	0	--	-	-	+	+	-/0	-	++	0	0	-	
B33	0	--	0	0	0	-/0	0/-	-	0	0/+	0	0	+	0	0	0	
c) Constrained sites																	
B22	0	--	0	0	0	--	-	-	+	+	-/0	-	++	0	0	-	
B34	0	--	0	0	0	-/0	0/-	-	0	0/+	0	0	+	0	0	0	
Overall Effects (preferred)	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"> B22 Development will provide new community, infrastructure services out of necessity as well as affordable housing. Otherwise impact would be negative. The development of 200 units is very large for a settlement of this size and would encourage unsustainable settlement patterns, the site is disjointed from the current settlement and it may impact water quality in the South Ugie Water. B33 and B34 Overall effect is neutral. Development in this settlement is likely to affect the South Ugie Water. The development is quite insignificant in scale. The site is for housing could be seen as in context with its surroundings. The site for the new club house might be affected by a flood risk, but this is likely to be overcome with suitable siting. B43 The negative aspect is the issue with waste water capacity and the worsening quality of the South Ugie Water. However this development could provide the critical mass of funding to overcome this. Otherwise this is a positive development. 																

Table 19: Summary of the development proposals in Maud in Buchan

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

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Maud																		
B84	+/-	0	0	0	0	-/0	0	0	0	+	0	0	+	0	0	+/0		
b) Possible sites																		
B10	+/-	0	0	0	0	-/0	0	0	0	+	0	0	+	0	0	+/0		
B71	+/-	+	0	0	0/+	-	0	+	0	+	0	0	+	0	0	+/0		
B72	+/-	+	0	0	0/+	-	0	+	0	+	0	0	+	0	0	+/0		
c) Constrained sites																		
B73	+/-	+	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"> • B84 would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud. • B10 would sustain existing services and contribute to housing needs in the area, as very little development has occurred. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud. • B71, B72 would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud. • B73 Half the site is affected by flooding. 													

Table 20: Summary of the development proposals in Old Deer in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Old Deer																					
b) Possible sites																					
B64	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"> Overall the development will have a largely neutral effect given its small-scale, but it will have some negative effects given its location over 1km from Old Deer and the nearest service centres. The site is within the Old Deer Outstanding Conservation Area and the proposed development could have a permanent negative impact given its proposed location and use leading to an intensification of a largely undeveloped area. 														

Table 21: Summary of the development proposals in Rora in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Rora																	
a) Preferred sites																	
R38	-/0	-/0	0	0	+/0	-	-	+/0	0	+	0	0	+	0	+	+/-	
b) Possible sites																	
B36	0/-	-/0	0	0	-/0	-	-	0	0	-	0	0	0/+	0	+	-/0	0/-
B37	0/-	-/0	+	0	0	-	-	0	0	-	0	0	0	+	0	0/-	
B89	-/0	-/0	0	0	0	-	-	+/0	0	+	0	0	+	0	+	+/-	
c) Constrained sites																	

Settlement name	SEA Objectives															Overall effect	Cumulative impacts			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Rora																				
B93	-/0	-/0	0	0	0	+/-	-	0	0	+	0	-	+	0	0	-/0				
B94	-/0	-/0	0	0	0/+	-	-	0	0	-	0	-	+	0	0	-/0				
Key	++ = very positive					+ = positive					+/- = mixed					? = uncertain				
	-- = very negative					- = negative					0 = neutral									
<p>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]</p> <ul style="list-style-type: none"> • B38 Given the scale of the proposal, overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. The creation of the park would benefit the local community and have permanent positive effects. • B36 it is not located close to settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. Stables are proposed, but it is unclear if it for domestic or commercial use. • B37 Remediation of a potentially contaminated site would have positive effects. • B89 The development of affordable homes will have a positive effect. • B93 Given the scale of the proposal, overall the development will have a negative effect, as it is not located close to a settlement, the need for infrastructure increases to service the dwellings and shop/store (if developed), likely to increase commuter traffic, and only detached dwellings are proposed. The provision of general store/shop and affordable housing in a rural area would have a positive effects. • B94 The provision of business space in a rural area would have a positive effect if developed. 																				

Table 22: Summary of the development proposals in St Fergus in Buchan

Settlement name	SEA Objectives															Overall effect	Cumulative impacts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
St Fergus																		
a) Preferred sites																		
B15	0	0	0	0	0	0	0	0	++	0	0	0	++	0	0	0	+	
B55	0	0	0	0	0	0	-	0	0	+	+	0/-	0/+	0/+	0	0	0/+	
B56	0	0	0	0	0	0	-	0	0	+	+	0/-	0/+	0/+	0	0	0/+	
b) Possible sites																		
B6	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0/-	
Overall Effects (preferred)																		
Key	++ = very positive			+ = positive			+/- = mixed			? = uncertain								
	-- = very negative			- = negative			0 = neutral											
Comments	<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"> • B15 Positive effect overall, this will maintain and potentially enhance a long established area of open space in St Fergus • B55 and B56 Slightly positive effect. This site will deliver land which is required to allow the settlement to grow in future. • B6 The site is located within the ALP Protected Area designation for open space. 									