

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
						required to confirm the potential risk. Therefore, the risk for surface water abstraction is considered to be moderate/low.
Ground gas from breakdown of carbon within	Current and future users (residents – in central parcel only, visitors, workers)	Accumulation of ground gas leading to explosion or asphyxiation *	Unlikely	Severe	Moderate / Low	The potential for ground gas generation arising from degradation of peat and topsoil at the site is unknown. The thickness and gassing regime of the topsoil and peat are unknown. Owing to the severity of hazardous gas further characterisation of a potential source is considered to be required.
of carbon within peat and topsoil	Current and future buildings and services	Accumulation of ground gas leading to explosion *	Unlikely	Severe	Moderate / Low	The potential for ground gas generation arising from degradation of peat and topsoil at the site is unknown. The thickness and gassing regime of the topsoil and peat are unknown. Owing to the severity of hazardous gas further characterisation of a potential source is considered to be required.

Notes:

* denotes linkages that may be influenced by impacts of climate change and extreme weather events.

No potentially significant off site sources identified.



Risk matrix		Consequences						
		Severe	Medium	Mild	Minor			
	Highly likely	Very high	High	Moderate	Moderate/low			
lity	Likely	High	Moderate	Moderate/low	Low			
babil	Low likelihood	Moderate	Moderate/low	Low	Very low			
Pro	Unlikely	Moderate/low	Low	Very low	Very low			
	Very Unlikely	Low	Very Low	Negligible	Negligible			



Potentially complete pollutant linkages with a potential risk of moderate to low or higher comprise:

- Risks to current and future site users and adjacent land users, from accumulation of ground gas leading to asphyxiation or explosion.
- Risk to future buildings and services from accumulation of ground gas leading to explosion.
- Risk to surface waters including on site stream from direct discharge of surface run off.
- The potential for ongoing entry of hazardous substances from point source areas to shallow groundwater will also require further consideration.

In line with LCRM, these potentially complete pollutant linkages need to be assessed further through an appropriate scope of site investigation and/or mitigation incorporated into the development as may be appropriate.

5.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- gaps in available historical OS maps prior to 1870 and between 1902 and 1955
- the nature of abstractions in the central parcel (on site, outside of proposed development area) and around the site are not known.
- photographic record did not come with location context not provided by client.
- there are no previous investigations available for the site, therefore no information on actual ground conditions and the contamination status of the site at this stage
- groundwater depth and flow direction are not known at this stage
- limited information has been provided on the site development, including site drainage.
- potential uncertainties relating to climate change impacts, including predicted increases in extreme weather events (e.g. affecting risks such as those associated with ground or mine gas) and/ or predicted long term impacts, for example sites in coastal or tidally influenced areas affected by rising sea level, or areas where there are large projected changes in groundwater recharge (SoBRA, 2022).



6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Geo-environmental assessment

The key findings of the geo-environmental assessment are as follows:

- The Study Area was rough grass or bog between 1870 and 1955, with a farmstead / dwelling (Northburnhill) in the central parcel and tracks present in the central and western parcels.
- Site was mapped as forest / woodland including a small gravel pit on the western boundary from 1968 until 1995. The locations of access tracks within the forest have changed by 1999. Logging is apparent in aerial photography from circa 2015 (western parcel) and 2001 (central parcel).
- Site is underlain by peat in the western parcel of unknown thickness, and till (diamicton) in part
 of the central parcel, also of unknown thickness. The bedrock geology is formed of the Macduff
 formation (metamorphosed rock: micaceous psammite, semipelite and pelite), which the BGS
 indicates could be up to 5.5km thick.
- Site is underlain by a low productivity bedrock aquifer and is adjacent to a moderately productivity bedrock aquifer, and is within a groundwater drinking water protection area. Superficial deposits are unlikely to have resource value in accordance with WAT-PS-10-02, however would represent a receptor in relation to any ongoing entry of hazardous substances. The locations of all abstractions are not precisely known, but 61 records of current or historic private water supplies have been provided by Aberdeenshire Council within a 2 km radius; the environmental database report has flagged three water pumping stations in the central parcel and within 250m at current or historic dwellings / farmsteads.
- There are ponds offsite to the east and a stream in the central parcel (outside of the proposed development area) which flows east towards the Black Burn drain (moderate ecological status).
- It is understood from the Client that site drainage surveys for the western parcel suggest northwards connectivity via the stream in the central parcel, with subsequent flow southeast to the Burn of Greens (moderate ecological status), which is 1.4km east. There are ponds offsite to the east in agricultural fields.
- The western part of the western parcel is expected to drain west towards the Teuchar Stanks stream (good ecological status), with the closest offsite waterbody 250m west. The site lies within a surface water drinking water protection area.
- Potential sources of contamination on site have been identified as made ground from historical developments and historical timber logging activities.
- Potential sources of ground gas include the potential made ground, topsoil with high carbon content, and the peat of unknown thickness.

Potentially complete pollutant linkages with a potential risk of moderate to low or higher comprise:

- Risks to current and future site users and adjacent land users, from accumulation of ground gas leading to asphyxiation or explosion.
- Risk to future buildings and services from accumulation of ground gas leading to explosion.
- Risk to surface waters including on site stream from direct discharge of surface run off.



• The potential for ongoing entry of hazardous substances from point source areas to shallow groundwater will also require further consideration.

6.2 Geotechnical assessment

The key findings of the geotechnical assessment are as follows:

- Lateral changes in ground conditions due to the potential presence of made ground, the presence of peat and till, and unknown depth to competent bedrock of the Macduff Formation. An indicative peaty soil thickness of between 0.01m and 0.41m bgl has been identified in the WRc peat probing report, which does not meet the minimum 0.5m thickness for Scottish peat definition, and is considered unlikely to directly impact ground engineering, design and construction; however, it is noted that no direct examination of soil was undertaken to confirm probed characteristics.
- Potential for silt rich soils within the superficial peat and till.
- Low risk from landslides identified at the eastern edge of the western parcel in GroundSure report.
- Unknown depth to water table within superficial geology or in bedrock geology. Groundwater may affect temporary and permanent works.
- Potential for made ground due to changes in historical layout of tracks, historical gravel pit on western boundary and potential for unrecorded land uses.
- Potential for elevated sulphides within made ground.

6.3 **Recommendations**

It is recommended that additional investigation be undertaken to assess the proposed development areas within the proposed development area (western parcel) address uncertainties and further investigate the geoenvironmental and geotechnical risks identified above for the site.

This could comprise the following:

- completion of boreholes to characterise the soil profile, prove depth to competent bedrock and allow installation of monitoring wells for ground gas and groundwater monitoring.
- completion of trial pits to characterise the soil profile and investigation potential contamination source areas.
- monitoring of ground gas and groundwater.



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FIGURES



Figure 1 SITE LOCATION PLAN





Figure 2 SITE LAYOUT PLAN



FROM THIS DRAWING			
	LEGEND		
	Site boun	ndary	
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	<u>Notes:</u>		
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	Cambridge	Web: RSI	KGeosciences.co.uk
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	Project ID	Drawing no.	Revision
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	34061	7-CA-112-XX-D-G-1	1201-C01
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APPENDICES



Appendix A SERVICE CONSTRAINTS





APPENDIX A SERVICE CONSTRAINTS

1. Service Constraints for all Reports

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranty, so r letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.





1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together





with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not





been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibly for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.





5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/ radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD)Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided





by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.



Appendix B DEVELOPMENT DRAWINGS





	Drawing Not	es:				
	<u></u>					
	1. All dim	ensions are	e shown in me	tres unless	noted	
	2. Do not	scale from	this drawing.			
	Legend:					
		Planning	Boundary	<i></i> –	-	
		SSE's Pro	oposed Green: n Boundarv (A	s (New Deel PP/2024/19	r 2))27).	
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		4.5m Aco	ustic Fencing			
		Stock Pro	of Fencing			
		Attenuatio	on Basin			
	ROZOZOZ	Access R	oad - Unboun	d Finish		
		Access R	oad - Bound F	inish		
		Landscap	ing Bunds			
	· · · · · · · · · · · · · ·	Landscap	ing - refer to L	andscape N	/litigatio	on
		Plan (100 Existing F	5-SHRSK-XX-	·XX-DR-L-1(retained)	000)	
		Indicative	Construction	Compound		
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]					
Tiphe	_					
	04 01.04.2025	Access belimout	h amended for AIL's. Ind compound added.	icative construction	JH	AP
	04 01.04.2025 03 31.03.2025	Access bellmout	h amended for AlL's. Ind compound added. Scale labels amended	icative construction	JH	AP
	04 01.04.2025 03 31.03.2025 02 27.03.2025	Access bellmout	h amended for AIL's. Ind compound added. Scale labels amended Stock proof fencing add	icative construction	JH	AP AP
	04 01.04.2025 03 31.03.2025 02 27.03.2025 01 21.03.2025	Access bellmout	h amended for AIL's. Ind compound added. Scale labels amended Stock proof fencing add	icative construction i ed inage, landscaping	HL	АР АР АР
	04 01.04.2025 03 31.03.2025 02 27.03.2025 01 21.03.2025 00 25.02.2025	Access bellmout	h amended for AlL's. Ind compound added. Scale labels amended Stock proof fencing add planning boundary, drai and cable route. Site Layout Plan - Orioir	icative construction f ed inage, landscaping	HL HL HL HL	АР АР АР АР
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	04 01.04.2025 03 31.03.2025 02 27.03.2025 01 21.03.2025 00 25.02.2025 REV DATE	Access belimout	h amended for AlL's. Ind compound added. Scale labels amended Stock proof fencing add planning boundary, drai and cable route. Site Layout Plan - Origir DESCRIPTION	icative construction	JH JH JH BY	АР АР АР АР СНК'І
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<u>Sm. 4m. 5m. 6m. 7m. 8m. 9m. 10m</u>	04 01.04.2025 03 31.03.2025 02 27.03.2025 01 21.03.2025 00 25.02.2025 REV DATE Image: Second colspan="2">Image: Second colspan="2" Image: Second cols	Access bellmout Amendments to Deer led Site La	h amended for AlL's. Ind compound added. Scale labels amended Stock proof fencing add planning boundary, drai and cable route. Site Layout Plan - Origir DESCRIPTION Fora Me 186 Shore ayout Plan	icative construction inage, landscaping nal Field ontacute Ya editch High S London E1 6HU	IJH JH JH JH BY Street	AP AP AP CHK'I
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3m 4m 5m 6m 7m 8m 9m 10m 5m 10m 15m 20m 25m 25m 30m 44m 50m 66m 70m 80m 90m 100m 5m 100m 15m 20m 25m 20m 30m 40m 50m 30m 440m 50m 66m 70m 80m 90m 100m 50m 100m 150m 200m 200m 200m 20mm	04 01.04.2025 03 31.03.2025 02 27.03.2025 01 21.03.2025 00 25.02.2025 REV DATE PROJECT New E PROJECT New E DISCIPLINE Detail DISCIPLINE I.2,500 @A1	Access bellmout Amendments to Deer Deer led Site La Datte 25.02.2025	h amended for AlL's. Ind compound added. Scale labels amended Stock proof fencing add planning boundary, drai and cable route. Site Layout Plan - Origir DESCRIPTION Fora Me 186 Shore ayout Plan	icative construction icative construction i ed inage, landscaping nal Field ontacute Ya editch High S London E1 6HU IG CHECKED BY AP	JH JH JH JH BY rds Street	AP AP AP CHK'E





Appendix C ENVIRONMENTAL DATABASE REPORT

Field New Deer Ltd Phase 1 Desk Study: New Deer 2 BESS 340617 R01 (01)





Order Details

Date:	10/02/2025

Your ref: 340617 - P02158805

Our Ref: GS-F3Y-J6G-WL3-CYZ

Site Details

Location:	381053 847981
Area:	62.11 ha
Authority:	Aberdeenshire Council 7







Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
<u>12</u> >	<u>1.1</u> >	Historical industrial land uses >	0	0	0	3	-
<u>13</u> >	<u>1.2</u> >	Historical tanks >	0	0	1	2	-
13	1.3	Historical energy features	0	0	0	0	-
14	1.4	Historical petrol stations	0	0	0	0	-
14	1.5	Historical garages	0	0	0	0	-
14	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
<u>15</u> >	<u>2.1</u> >	Historical industrial land uses >	0	0	0	3	-
<u>16</u> >	<u>2.2</u> >	Historical tanks >	0	0	1	2	-
16	2.3	Historical energy features	0	0	0	0	-
16	2.4	Historical petrol stations	0	0	0	0	-
17	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
18	3.1	Active or recent landfill	0	0	0	0	-
18	3.2	Historical landfill (BGS records)	0	0	0	0	-
18	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
18	3.4	Licensed waste sites	0	0	0	0	-
18	3.5	Historical waste sites	0	0	0	0	-
Page	Section	<u>Current industrial land use</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>19</u> >	<u>4.1</u> >	Recent industrial land uses >	1	0	2	-	-
20	4.2	Current or recent petrol stations	0	0	0	0	-
20	4.3	Electricity cables	0	0	0	0	-
20	4.4	Gas pipelines	0	0	0	0	-
20	4.5	Sites determined as Contaminated Land	0	0	0	0	-
20	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
21	4.7	Regulated explosive sites	0	0	0	0	-





Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

21	4.8	Hazardous substance storage/usage	0	0	0	0	-
21	4.9	Part A(1), IPPC and Historic IPC Authorisations	0	0	0	0	-
21	4.10	Part B Authorisations	0	0	0	0	-
21	4.11	Pollution inventory substances	0	0	0	0	-
22	4.12	Pollution inventory waste transfers	0	0	0	0	-
22	4.13	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
23	5.1	Superficial aquifer	None (with	in 500m)			
<u>24</u> >	<u>5.2</u> >	Bedrock aquifer >	Identified (within 500m)		
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>26</u> >	<u>6.1</u> >	<u>Water Network (OS MasterMap)</u> >	2	0	3	-	-
<u>27</u> >	<u>6.2</u> >	Surface water features >	1	0	3	-	-
Page	Section	River flooding					
28	7.1	River flooding	Negligible (within 50m)			
Page	Section	Coastal flooding					
29	8.1	Coastal flooding	Negligible (within 50m)			
Page	Section	Surface water flooding >					
<u>30</u> >	<u>9.1</u> >	Surface water flooding >	1 in 30 year	r, Greater tha	an 1.0m (wit	hin 50m)	
Page	Section	Groundwater flooding >					
<u>32</u> >	<u>10.1</u> >	<u>Groundwater flooding</u> >	Low (withir	າ 50m)			
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
33	11.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
34	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
34	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
34	11.4	Special Protection Areas (SPA)	0	0	0	0	0
34	11.5	National Nature Reserves (NNR)	0	0	0	0	0
35	11.6	Local Nature Reserves (LNR)	0	0	0	0	0
<u>35</u> >	<u>11.7</u> >	Designated Ancient Woodland >	0	0	0	0	3
35	11.8	Biosphere Reserves	0	0	0	0	0





36	11.9	Forest Parks	0	0	0	0	0
36	11.10	Marine Conservation Zones	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
37	12.1	World Heritage Sites	0	0	0	-	-
37	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
37	12.3	National Parks	0	0	0	-	-
37	12.4	Listed Buildings	0	0	0	-	-
38	12.5	Conservation Areas	0	0	0	-	-
38	12.6	Scheduled Ancient Monuments	0	0	0	-	-
38	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
<u>39</u> >	<u>13.1</u> >	Agricultural Land Classification >	Grade 4.2 (within 250m)		
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
<u>41</u> >	<u>14.1</u> >	<u>10k Availability</u> >	Identified (within 500m)	•	
42	14.2	Artificial and made ground (10k)	0	0	0	0	-
43	14.3	Superficial geology (10k)	0	0	0	0	-
43	14.4	Landslip (10k)	0	0	0	0	-
44	14.5	Bedrock geology (10k)	0	0	0	0	-
44	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
<u>45</u> >	<u>15.1</u> >	<u>50k Availability</u> >	Identified (within 500m)		
46	15.2	Artificial and made ground (50k)	0	0	0	0	-
46	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<u>47</u> >	<u>15.4</u> >	Superficial geology (50k) >	2	0	2	0	-
<u>48</u> >	<u>15.5</u> >	Superficial permeability (50k) >	Identified (within 50m)			
48	15.6	Landslip (50k)	0	0	0	0	-
48	15.7	Landslip permeability (50k)	None (with	in 50m)			
<u>49</u> >	<u>15.8</u> >	Bedrock geology (50k) >	1	0	1	0	-
<u>50</u> >	<u>15.9</u> >	Bedrock permeability (50k) >	Identified (within 50m)			



<u>50</u> >	<u>15.10</u> >	Bedrock faults and other linear features (50k) >	1	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
51	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
<u>52</u> >	<u>17.1</u> >	Shrink swell clays >	Very low (v	vithin 50m)			
<u>53</u> >	<u>17.2</u> >	<u>Running sands</u> >	Very low (v	vithin 50m)			
<u>55</u> >	<u>17.3</u> >	<u>Compressible deposits</u> >	High (withi	n 50m)			
<u>56</u> >	<u>17.4</u> >	<u>Collapsible deposits</u> >	Very low (v	vithin 50m)			
<u>57</u> >	<u>17.5</u> >	Landslides >	Low (withir	ո 50m)			
<u>59</u> >	<u>17.6</u> >	Ground dissolution of soluble rocks >	Negligible ((within 50m)			
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
<u>61</u> >	<u>18.1</u> >	<u>BritPits</u> >	0	0	0	1	-
62	18.2	Surface ground workings	0	0	0	-	-
62	18.3	Underground workings	0	0	0	0	0
62	18.4	Underground mining extents	0	0	0	0	-
62	18.5	Historical Mineral Planning Areas	0	0	0	0	-
<u>63</u> >	<u>18.6</u> >	<u>Non-coal mining</u> >	0	0	1	0	1
63	18.7	JPB mining areas	None (with	in 0m)			
63	18.8	The Coal Authority non-coal mining	0	0	0	0	-
64	18.9	Researched mining	0	0	0	0	-
64	18.10	Mining record office plans	0	0	0	0	-
64	18.11	BGS mine plans	0	0	0	0	-
64	18.12	Coal mining	None (with	iin 0m)			
64	18.13	Brine areas	None (with	in 0m)			
65	18.14	Gypsum areas	None (with	in 0m)			
65	18.15	Tin mining	None (with	iin 0m)			
65	18.16	Clay mining	None (with	iin 0m)			
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
66	19.1	Natural cavities	0	0	0	0	-





Page Section Radon >

340617 New Deer

66	19.2	Mining cavities	0	0	0	0	0
66	19.3	Reported recent incidents	0	0	0	0	-
66	19.4	Historical incidents	0	0	0	0	-

Ŭ							
<u>68</u> >	<u>20.1</u> >	<u>Radon</u> >	Less than 1	% (within On	n)		
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>70</u> >	<u>21.1</u> >	BGS Estimated Background Soil Chemistry >	20	4	-	-	-
71	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
71	21.3	BGS Measured Urban Soil Chemistry	0	0	_	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
72	22.1	Underground railways (London)	0	0	0	-	-
72	22.2	Underground railways (Non-London)	0	0	0	-	-
72	22.3	Railway tunnels	0	0	0	-	-
72	22.4	Historical railway and tunnel features	0	0	0	-	-
72	22.5	Royal Mail tunnels	0	0	0	-	-
73	22.6	Historical railways	0	0	0	-	-
73	22.7	Railways	0	0	0	-	-
73	22.8	Crossrail 2	0	0	0	0	-
73	22.9	HS2	0	0	0	0	-





Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

Recent aerial photograph



Capture Date: 14/06/2023 Site Area: 62.11ha







Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

Recent site history - 2021 aerial photograph



Capture Date: 02/09/2021 Site Area: 62.11ha





Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

Recent site history - 2015 aerial photograph



Capture Date: 17/08/2015 Site Area: 62.11ha





Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

Recent site history - 2009 aerial photograph



Capture Date: 26/09/2009 Site Area: 62.11ha







Ref: GS-F3Y-J6G-WL3-CYZ Your ref: 340617 - P02158805 Grid ref: 381053 847981

Recent site history - 2001 aerial photograph



Capture Date: 11/05/2001 Site Area: 62.11ha







1 Past land use



1.1 Historical industrial land uses

Records within 500m

3

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on page 12 >

ID	Location	Land use	Dates present	Group ID
А	371m E	Unspecified Tank	1969	452586







ID	Location	Land use	Dates present	Group ID
2	451m N	Gravel Pit	1902	455485
3	466m N	Sand Pit	1870	457549

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on page 12 >

ID	Location	Land use	Dates present	Group ID
1	225m S	Unspecified Tank	1901	57609
A	372m E	Unspecified Tank	1968	61538
А	374m E	Unspecified Tank	1901	62084

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.





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1.4 Historical petrol stations

Records within 500m

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.





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2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on page 15 >

ID	Location	Land Use	Date	Group ID
А	371m E	Unspecified Tank	1969	452586
2	451m N	Gravel Pit	1902	455485
3	466m N	Sand Pit	1870	457549





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