

**Site Details:**

340617 New Deer

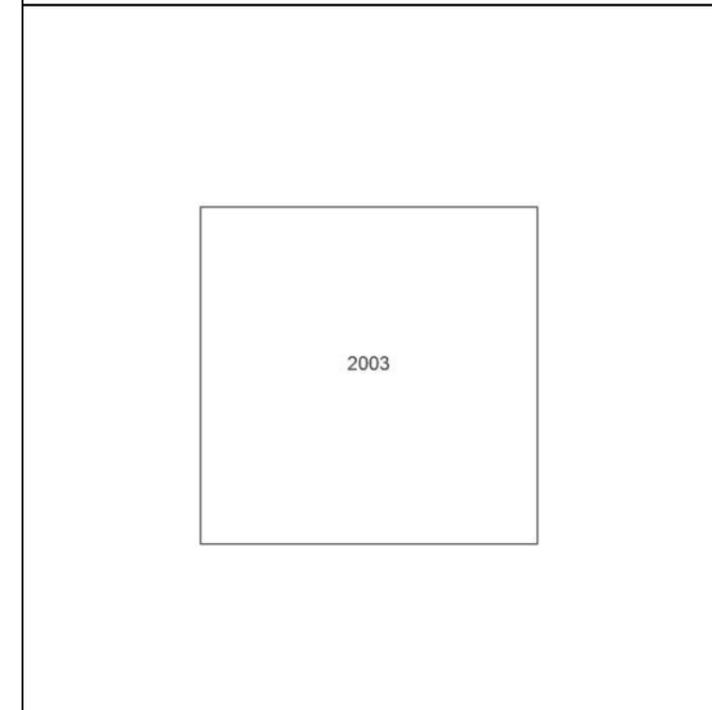
**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X\_Landline\_3\_5  
**Grid Ref:** 381209, 848633

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250

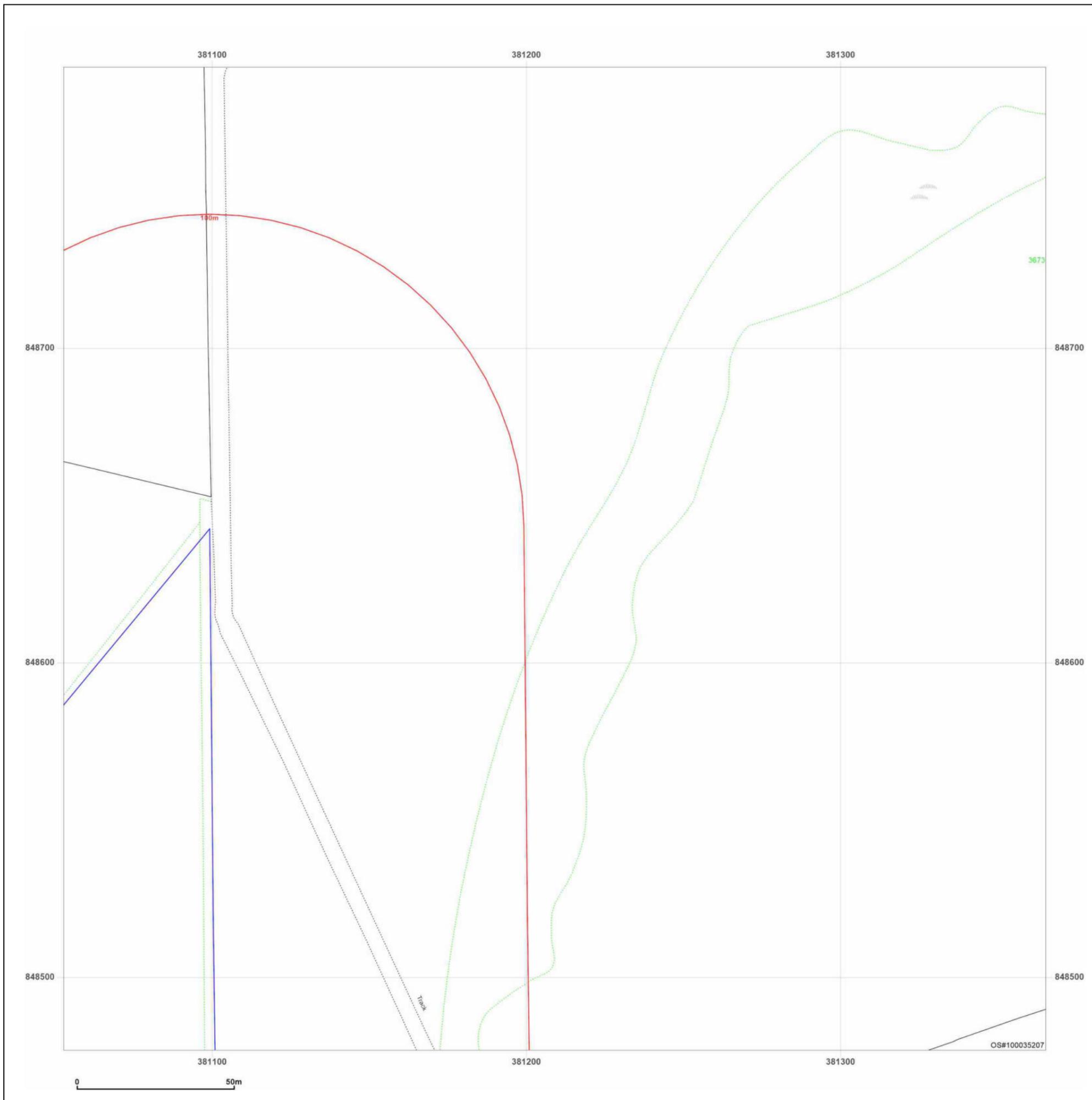


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

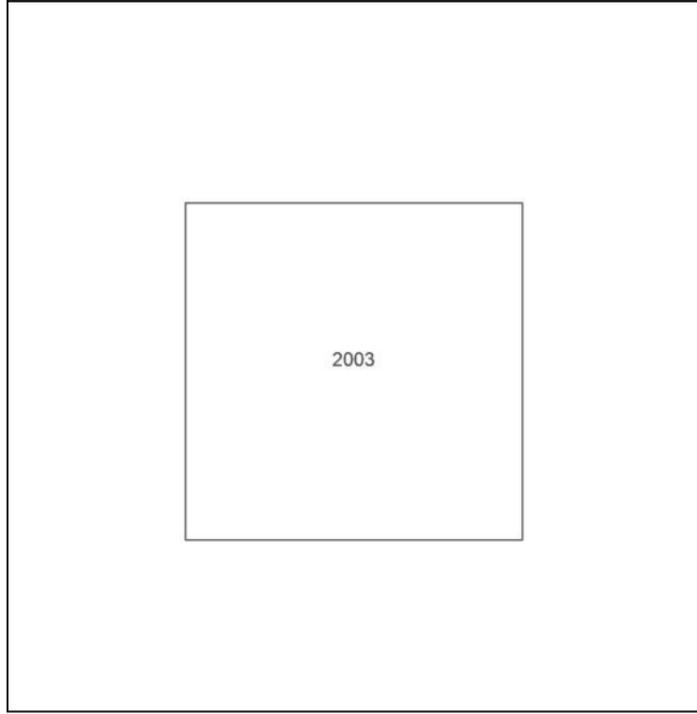




**Site Details:**  
340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X\_Landline\_4\_2  
**Grid Ref:** 381509, 847733

**Map Name:** LandLine  
**Map date:** 2003  
**Scale:** 1:1,250  
**Printed at:** 1:1,250

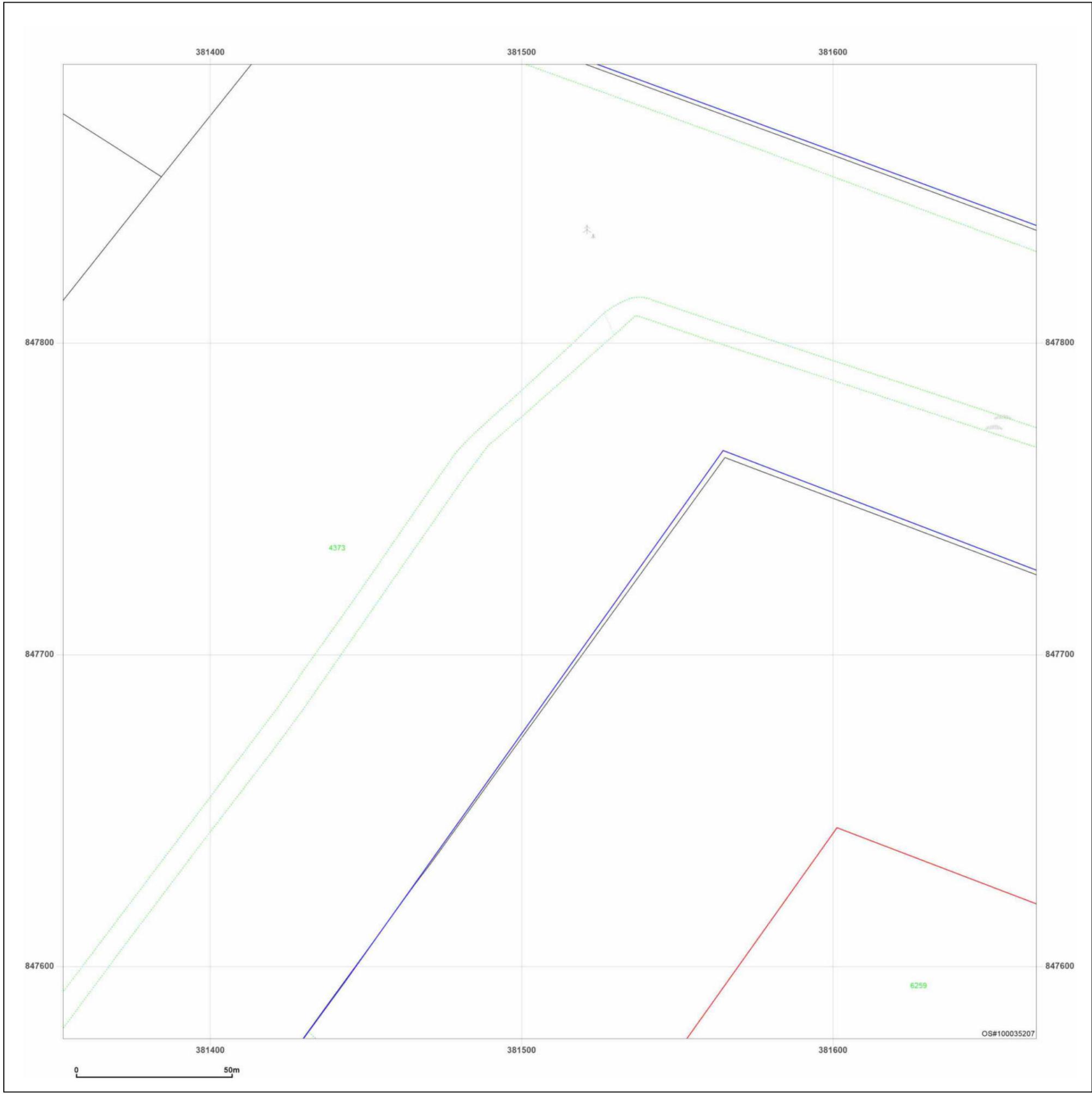


**Powered by**  Produced by Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

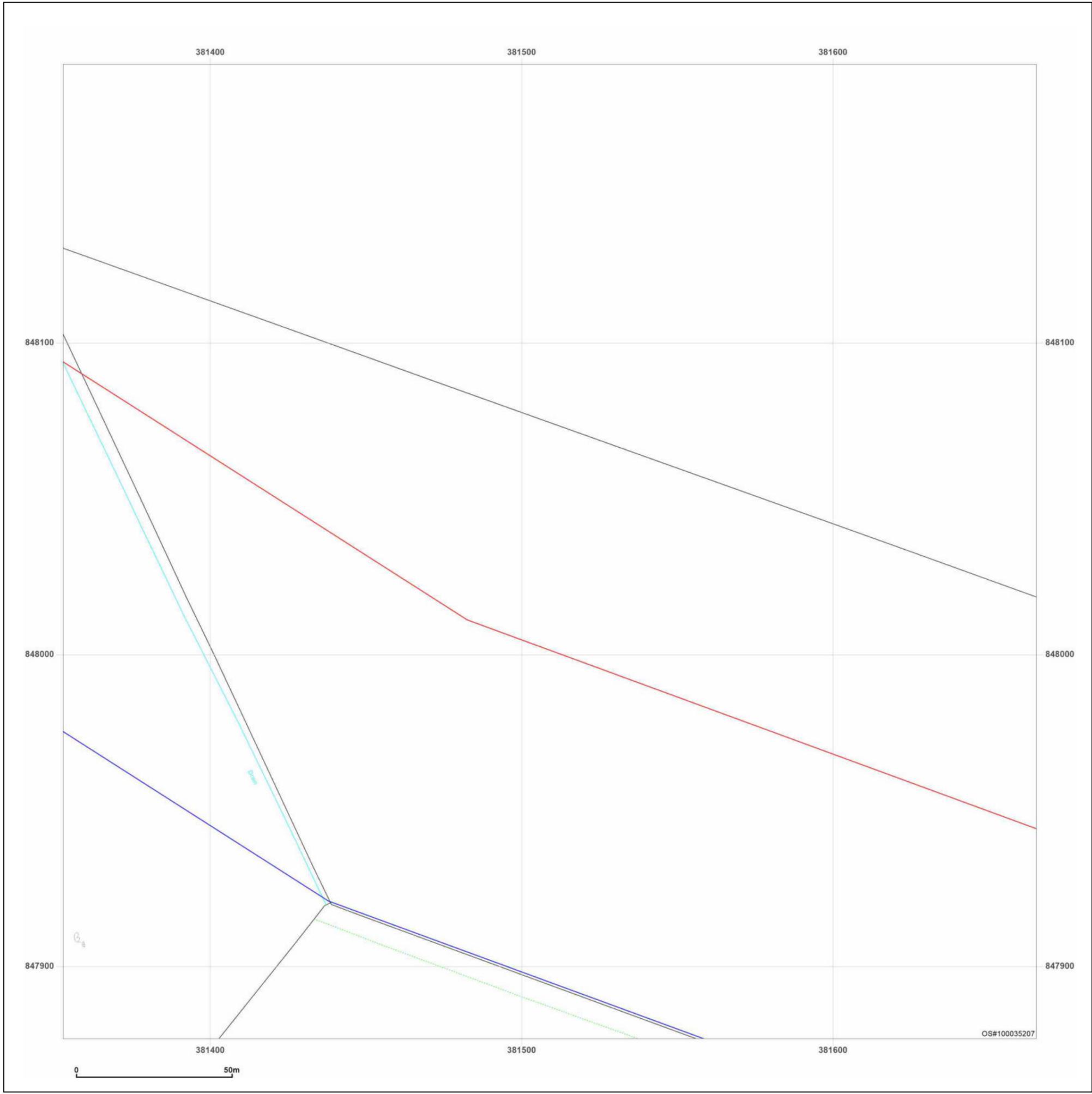
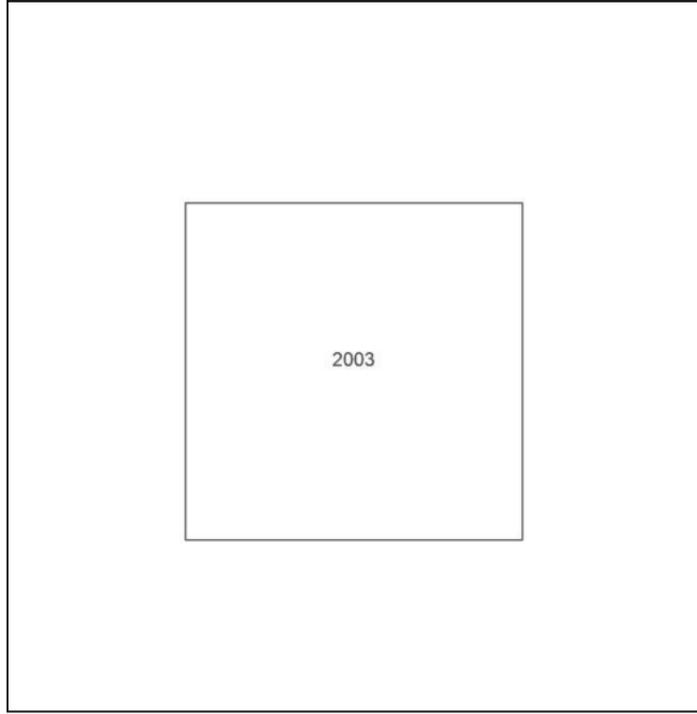
Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**  
340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X\_Landline\_4\_3  
**Grid Ref:** 381509, 848033

**Map Name:** LandLine  
**Map date:** 2003  
**Scale:** 1:1,250  
**Printed at:** 1:1,250



Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

**Site Details:**

340617 New Deer

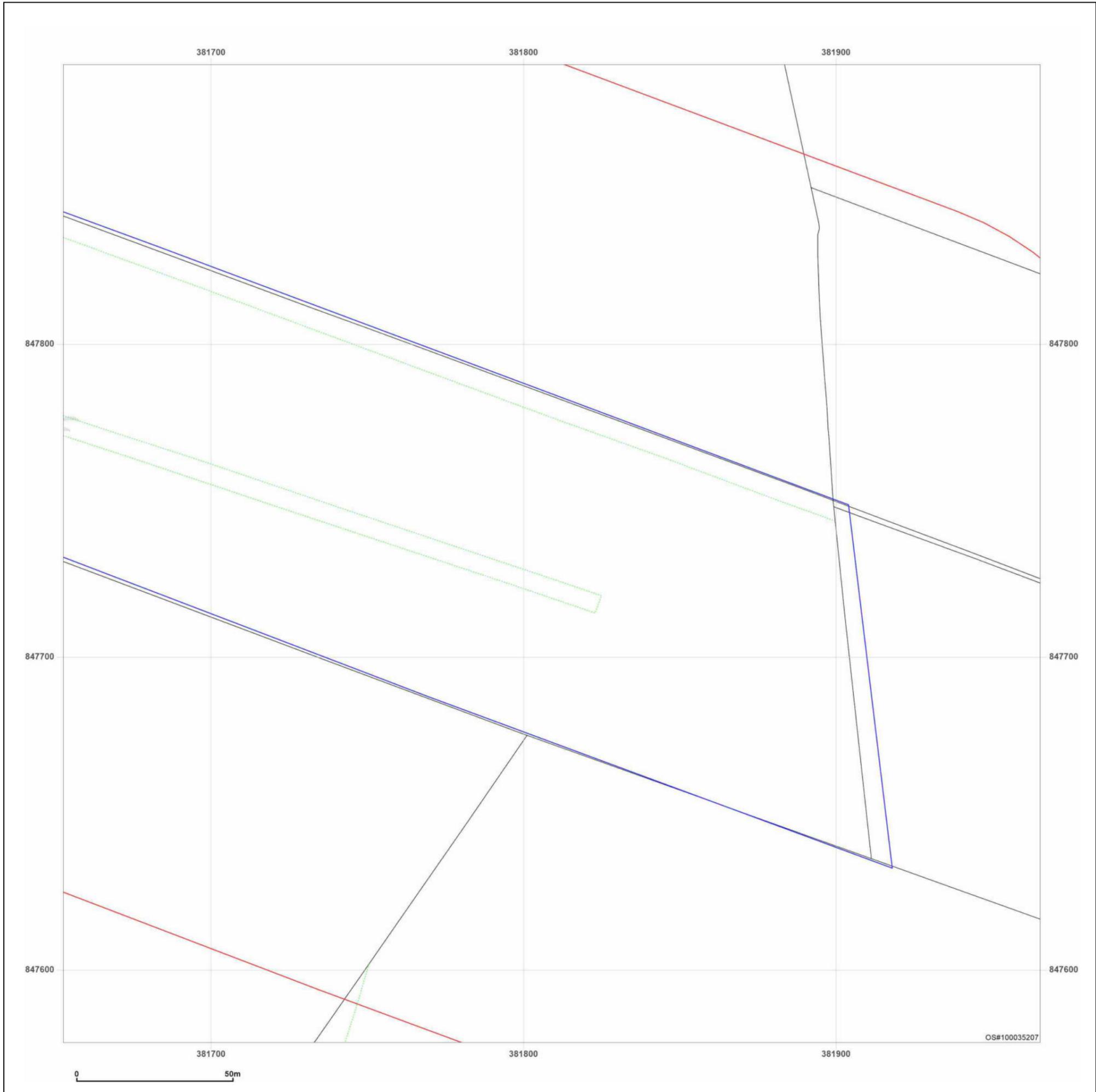
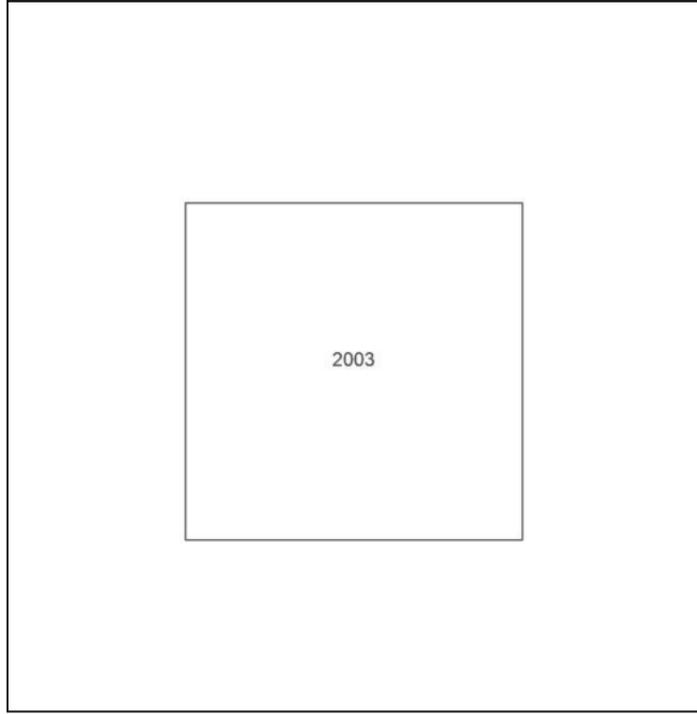
**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X\_Landline\_5\_2  
**Grid Ref:** 381809, 847733

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

**Site Details:**

340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** County Series

**Map date:** 1870-1871

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1871  
 Revised 1871  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1870  
 Revised 1870  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

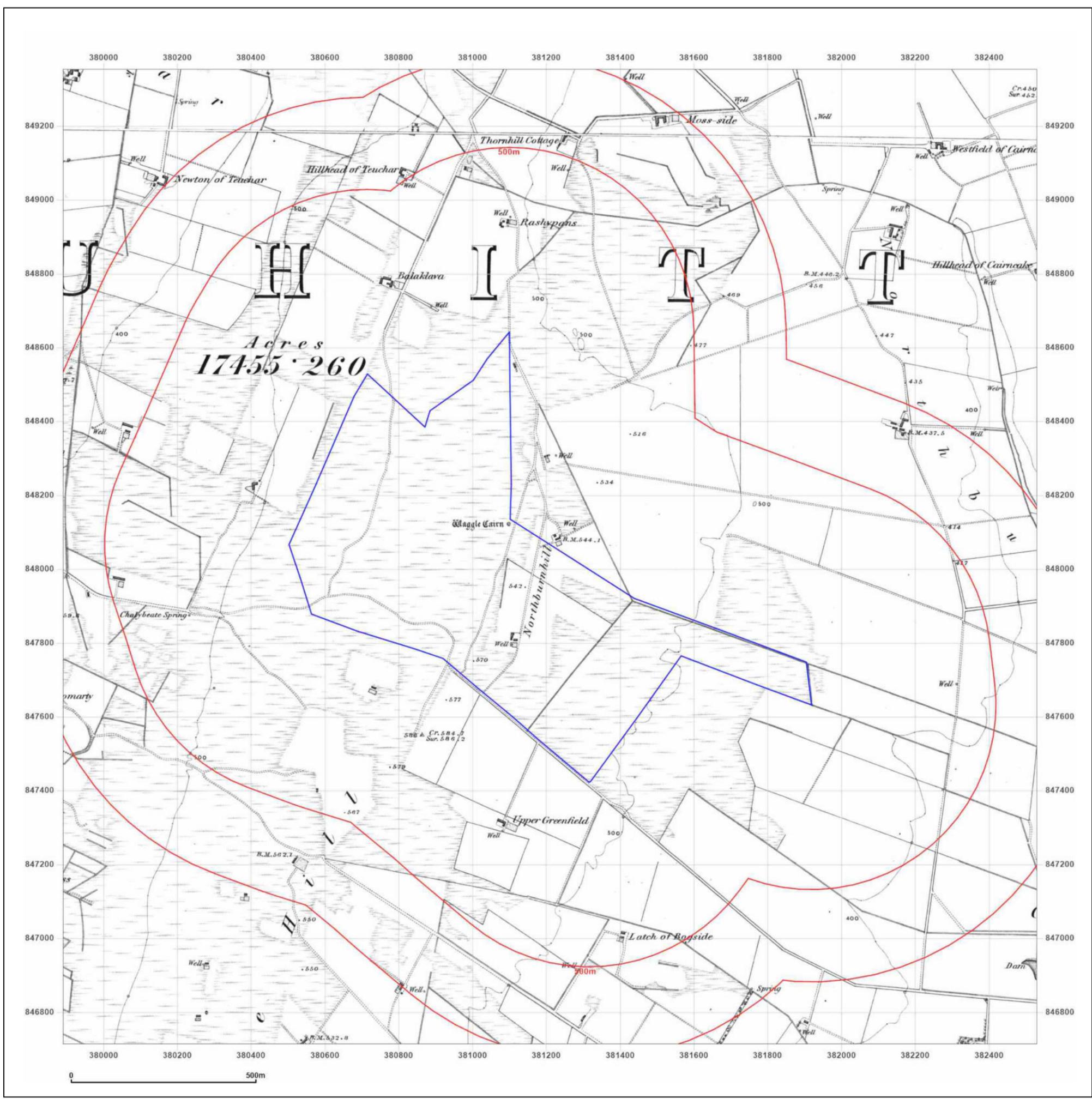


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** County Series

**Map date:** 1902

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1871  
 Revised 1902  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1871  
 Revised 1902  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

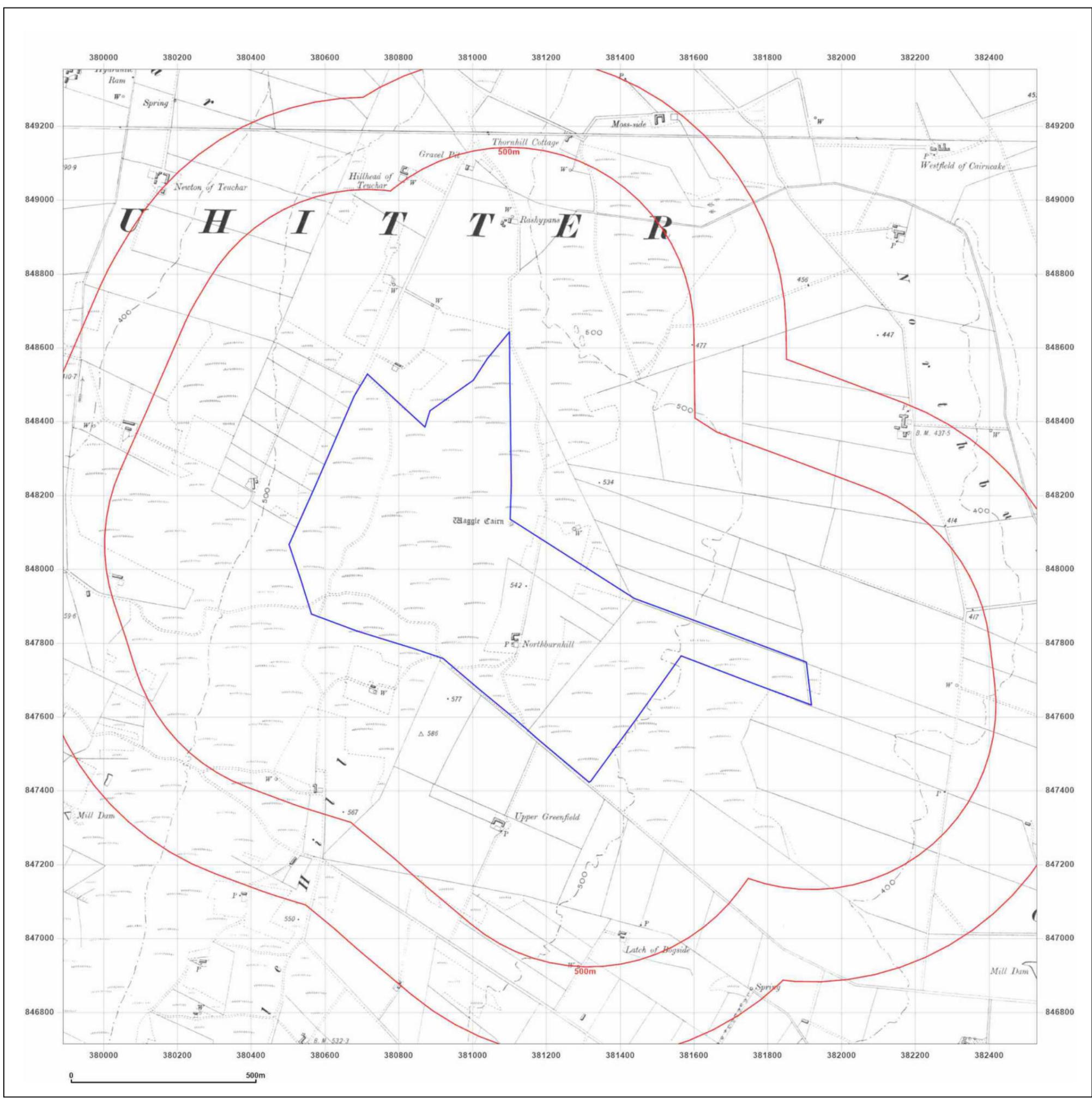


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** Provisional

**Map date:** 1955

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1955  
 Revised 1955  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1955  
 Revised 1955  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

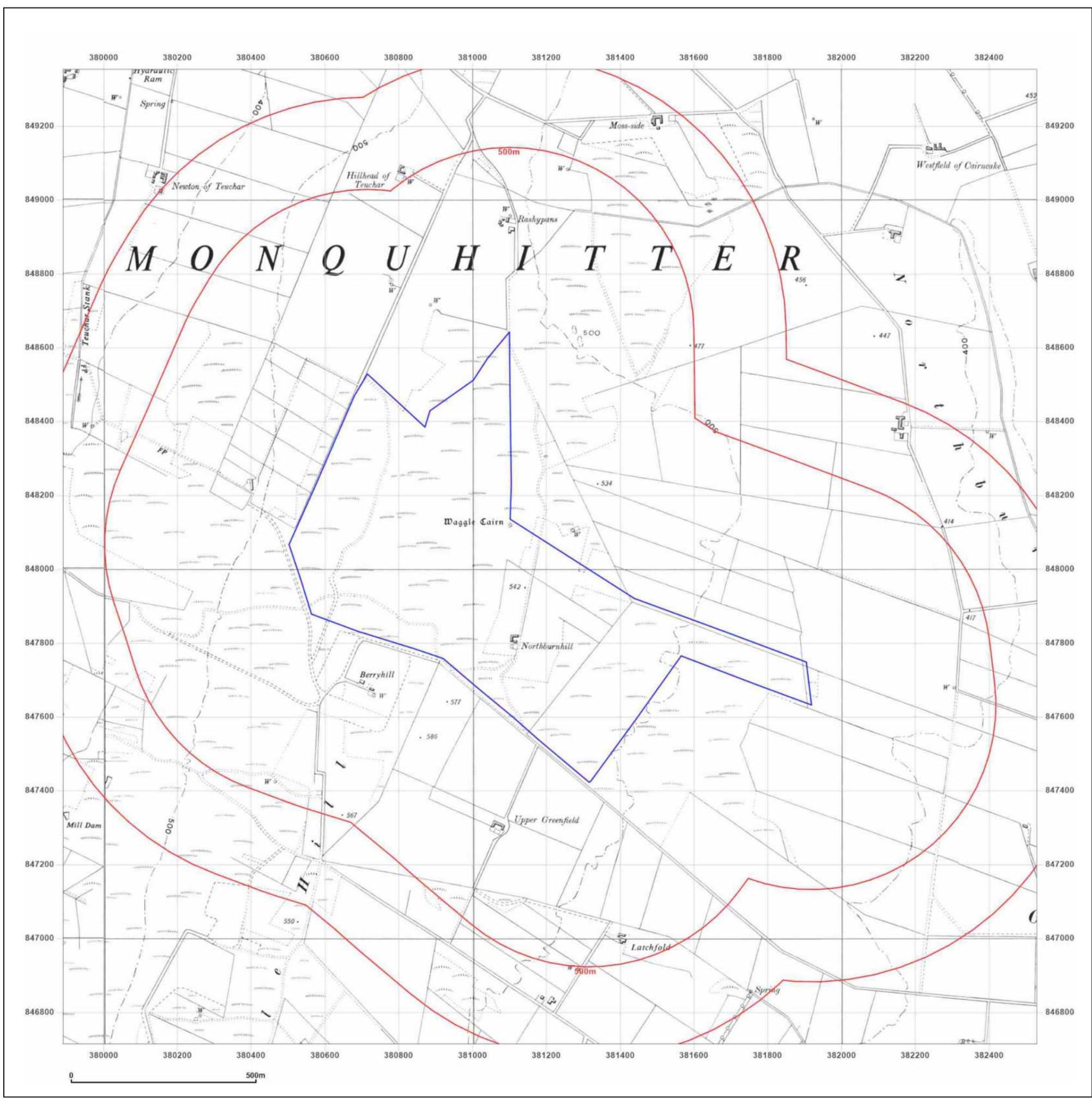


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

340617 New Deer

**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** National Grid

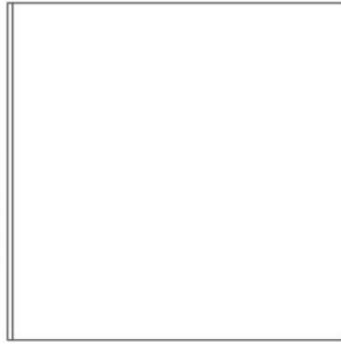
**Map date:** 1969

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1969  
 Revised 1969  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Surveyed 1969  
 Revised 1969  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

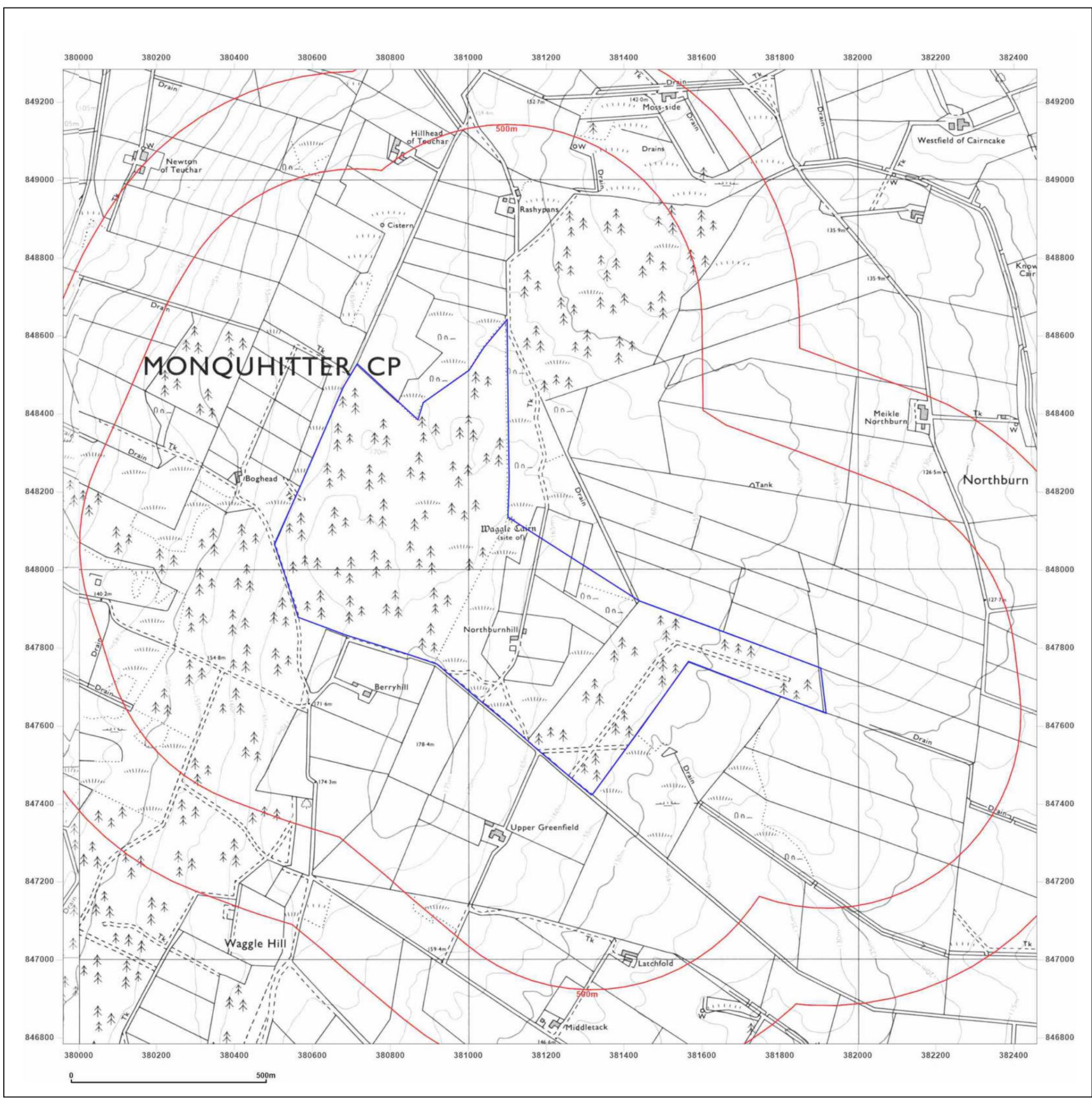


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

340617 New Deer

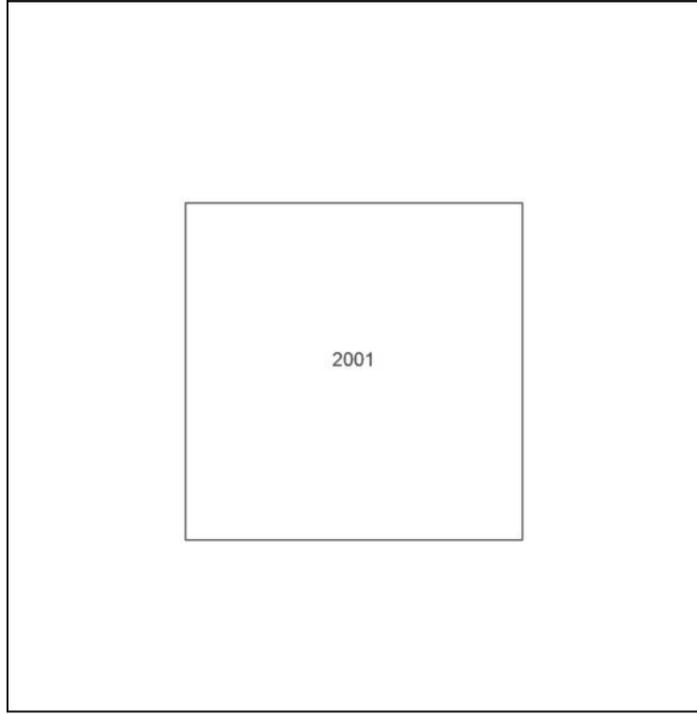
**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** National Grid

**Map date:** 2001

**Scale:** 1:10,000

**Printed at:** 1:10,000

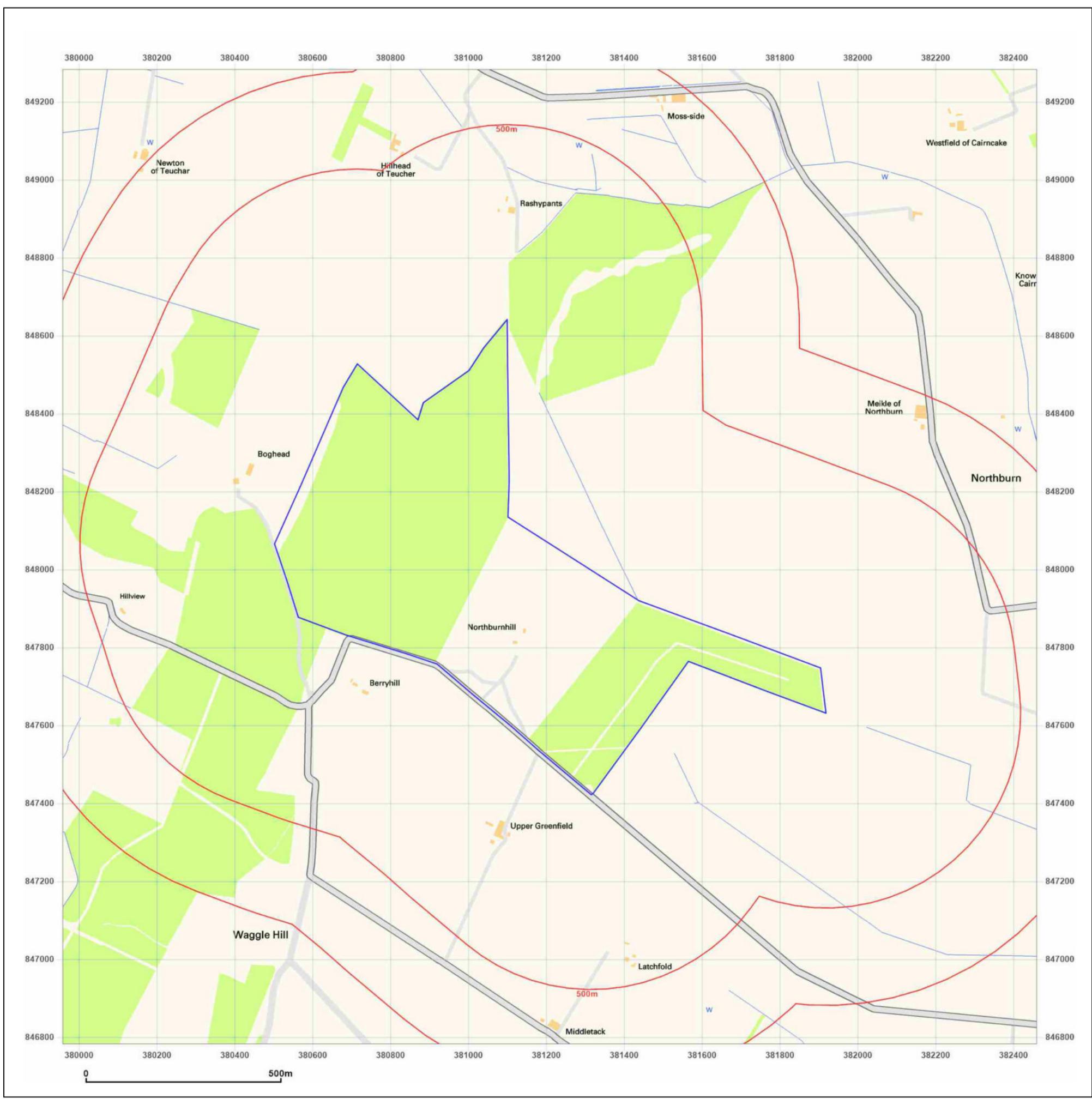


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

340617 New Deer

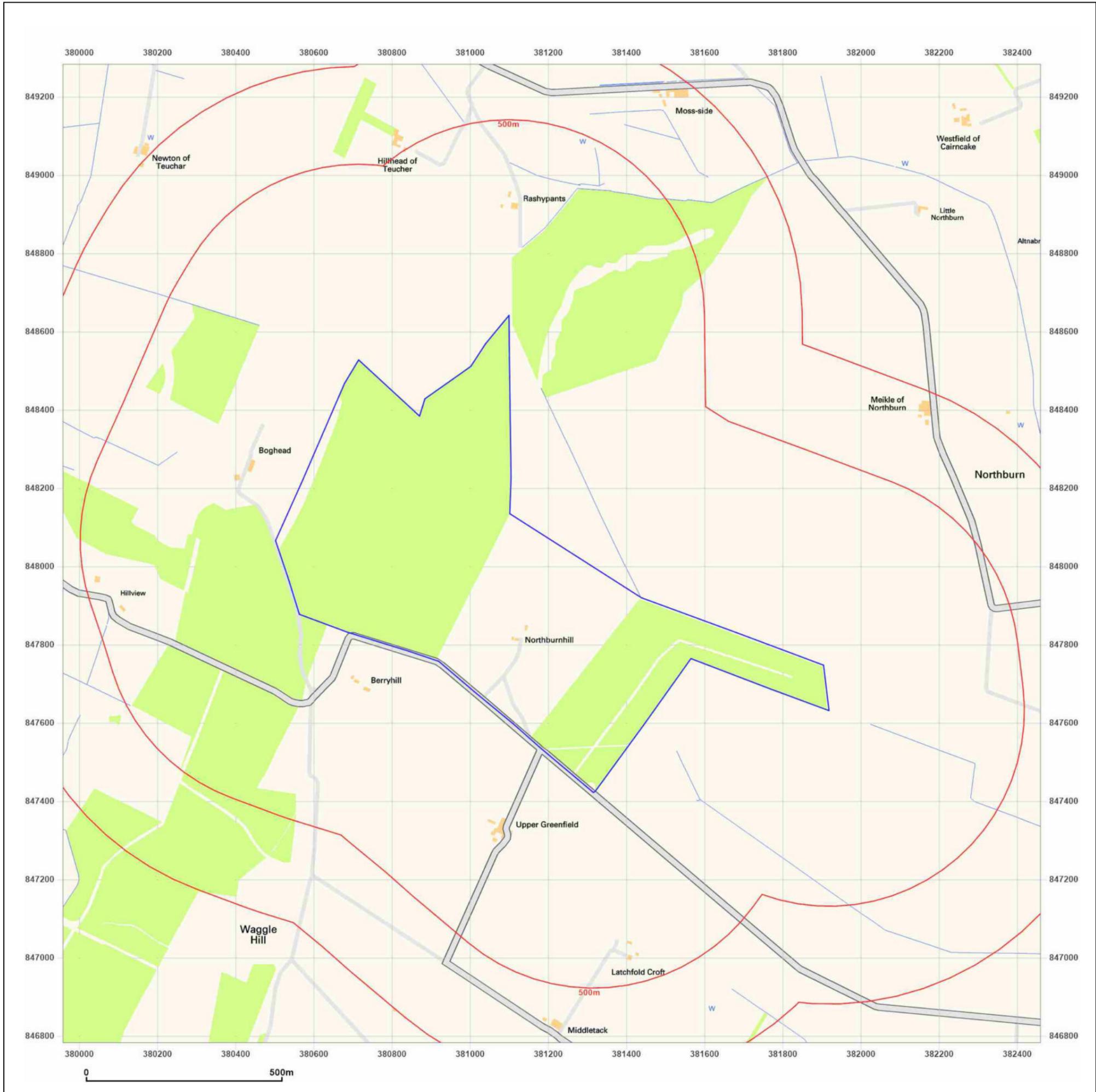
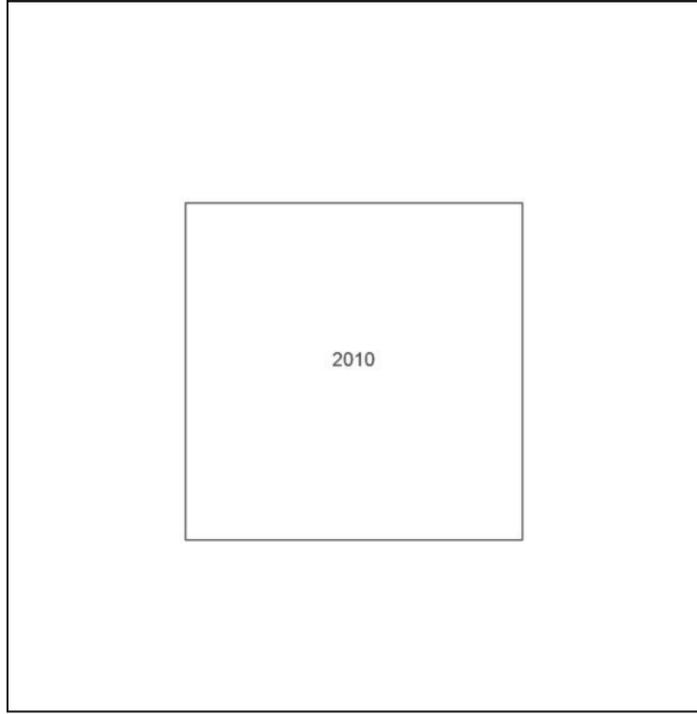
**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)

**Site Details:**

340617 New Deer

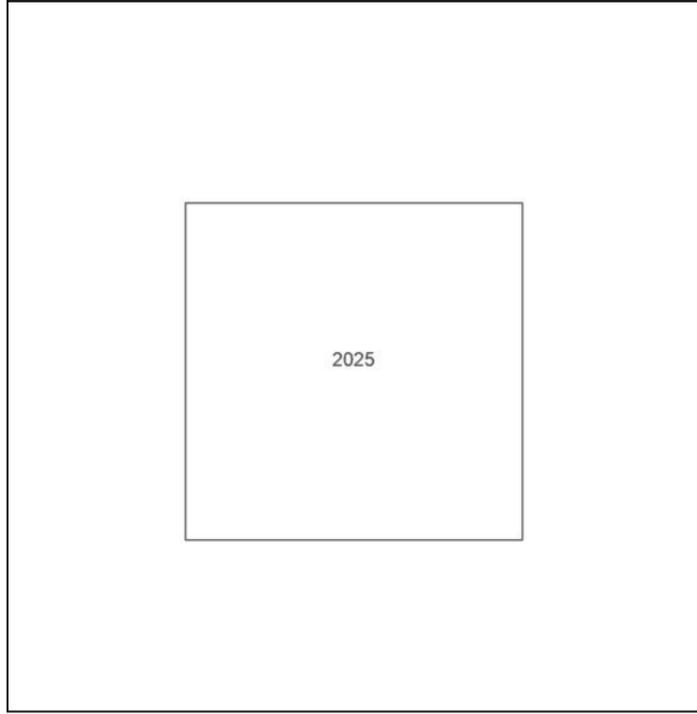
**Client Ref:** 340617 - P02158805  
**Report Ref:** GS-1G7-P35-KGF-F1X  
**Grid Ref:** 381209, 848033

**Map Name:** National Grid

**Map date:** 2025

**Scale:** 1:10,000

**Printed at:** 1:10,000

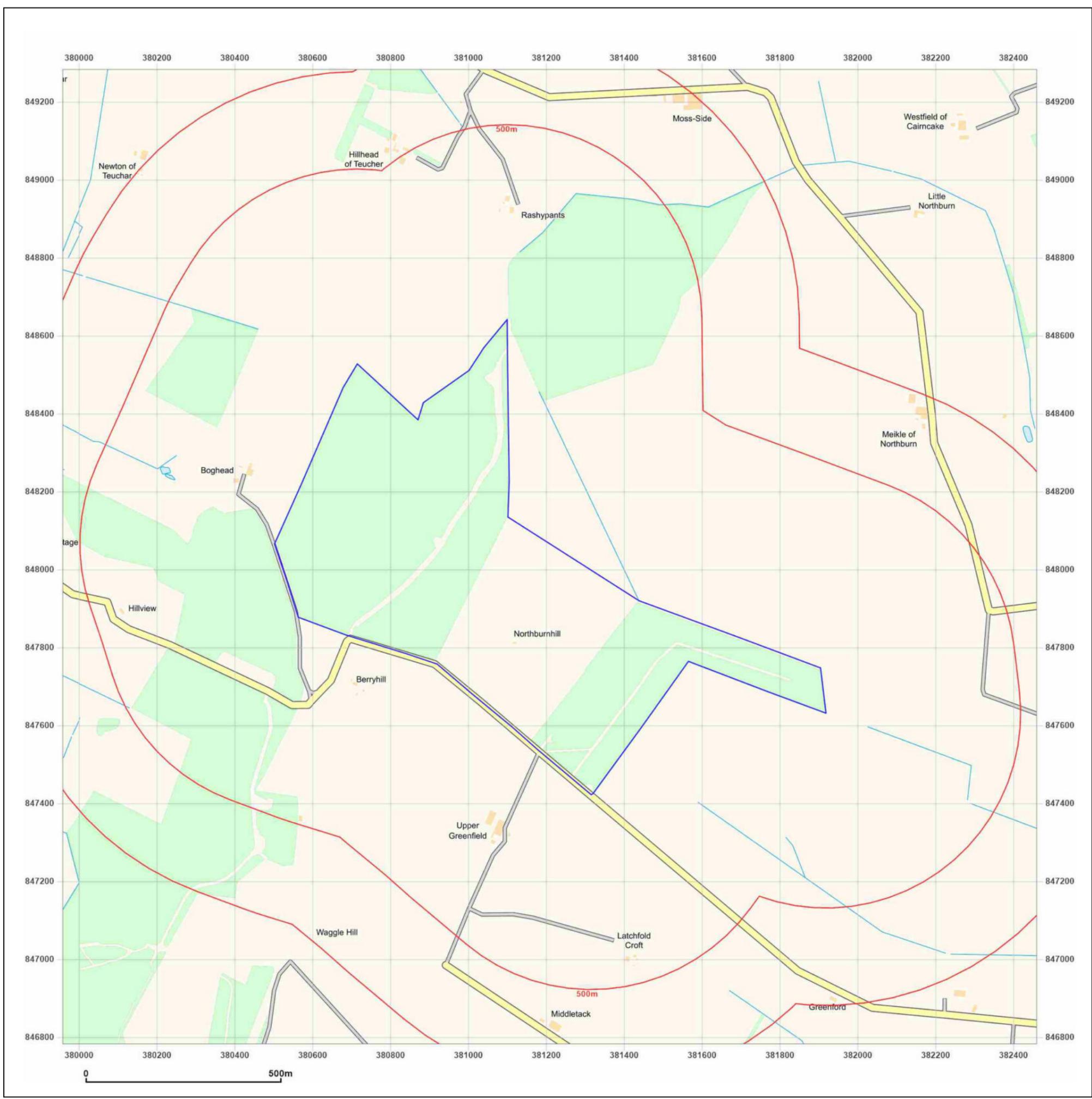


Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 10 February 2025

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Appendix D**  
**THIRD PARTY DATA**

---

# Briefing Note

---

**Our ref** 65288/01/NWO/kmit  
**Date** 18 April 2024  
**To** Field Energy Limited  
**From** Lichfields

## Subject Site Appraisal: New Deer

---

### 1.0 Executive summary

---

Figure 1 Appraisal Site – New Deer, Aberdeenshire



Source: Google Maps

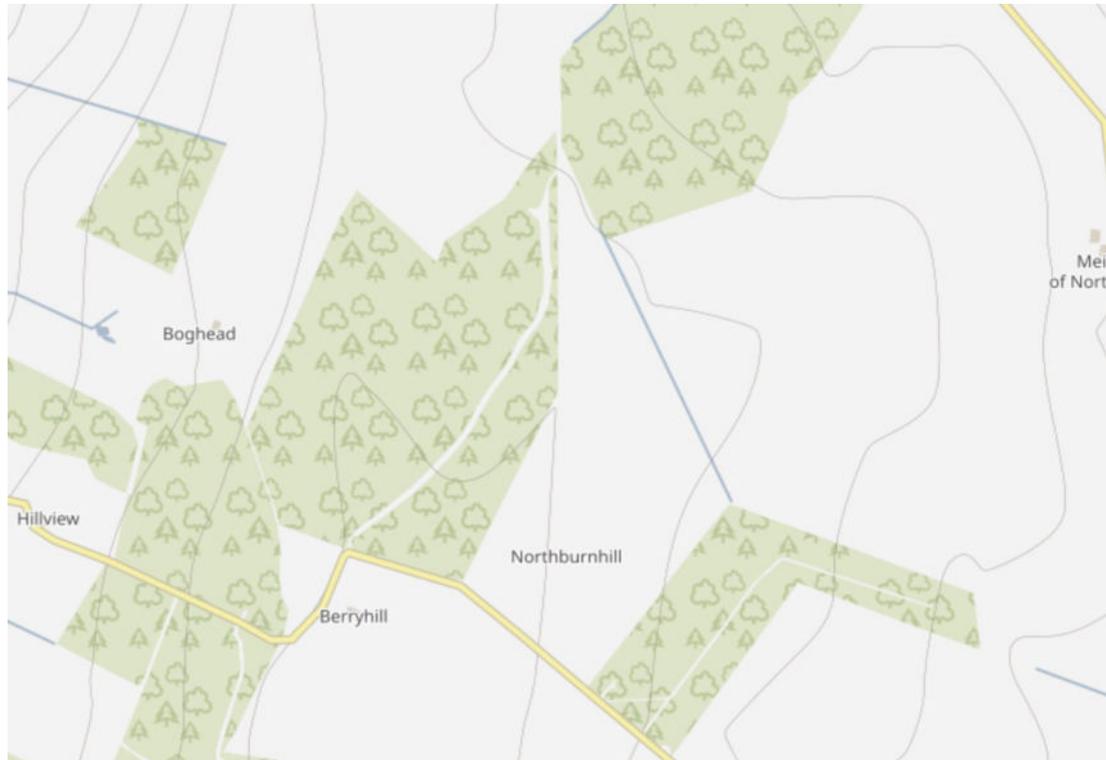
- 1.1 The site, shown in Figure 1, lies in the Aberdeenshire Council area, approximately 7.5 km to the west of New Deer. The site is former forestry land, having previously been home to Conifer Woodland as noted within the National Forest Register. The site has been subject to significant tree removal between 2019 and 2021 but does not appear to have been subject to any physical development since. As such, the site would be considered to be a greenfield site.
- 1.2 National Planning Framework 4 offers a mixed policy framework in relation to the proposals. On the principle of development, national planning policy offers in principle support to development proposals for renewable energy generation, including energy

storage technology. It also however presumes against development of greenfield sites unless allocated for development in the LDP.

- 1.3 There is an argument to be made that greenfield sites in rural locations are necessary for battery storage projects due to their operational characteristics, the location of existing accompanying infrastructure and to avoid conflicts with sensitive neighbouring land uses which are more common within more densely populated areas.
- 1.4 The Council's policy is also mixed. Policy C2 Renewable Energy provides in principle support for renewable energy development subject to appropriate site selection and design but also strongly favours the use of brownfield land over greenfield land in the countryside. This could provide a barrier to the proposals however, there are strong arguments to support the locational need for this development at this site as noted above.
- 1.5 The site does suffer from constrained access at present, only being accessible via single lane access roads/tracks to the south of the site. These access roads/tracks may not be sufficient to allow for plant access to/from the site during construction and as such, consideration should be given to the need to upgrade these to facilitate delivery of the development.
- 1.6 The area surrounding the site is predominantly rural in nature. The site does not appear to be well screened other than small areas to the south-west and north-east of the site which are screened by existing woodland and tree planting respectively. This lack of screening could result in landscape and visual impact and as such, consideration of additional screening should be considered.
- 1.7 The site is also located within close vicinity of 3 dwellings;
  - **Northburnhill** which is an operational farmstead located approximately 145 metres to the east of the site boundary.
  - **Berryhill** which is a small cottage relating to an existing smallholding located approximately 115 metres to the south of the site boundary.
  - **Boghead** which appears to be a dwelling associated with a surrounding agricultural enterprise and is located approximately 150 metres to the west of the site boundary.
- 1.8 These dwellings represent sensitive receptors within a close proximity of the proposed development. Given that the development is likely to produce a degree of noise, the amenity of these surrounding dwellings must be carefully considered and care should be taken so as not adversely impact the amenity of residents. This will be particularly important given the largely rural nature of the site and its surroundings. If there are few existing noise sources within the immediate area the perception of noise in these nearby dwellings may be more significant.

## 2.0 Relevant planning application history

Figure 2 Planning applications on and around the Appraisal Site



Source: Aberdeenshire Council

- 2.1 Figure 3 shows there have been no planning applications for the main site itself. There are no significant applications for planning permission or related consents of relevance to the proposed development within the immediate surrounding area which is likely a reflection of the rural nature of the appraisal site and its surroundings.

## 3.0 Drainage and flooding

- 3.1 SEPA Flood Risk Maps are not to be reproduced for commercial purposes but can be viewed at <https://map.sepa.org.uk/floodmaps>.

- 3.2 The SEPA Flood Maps show that the majority of the appraisal site is not at risk of flooding however, there are small pockets within the site that are noted as being at high risk of surface water flooding which are particularly apparent surrounding the track within the site.

## 4.0 Heritage

- 4.1 There are no listed buildings, conservation areas, scheduled monuments or Historic Gardens or Designated Landscapes directly on the site.
- 4.2 There are however, several undesignated features surrounding the appraisal site. These include:

- **Waggle Cairn (Cairn)** – A cairn located along the eastern boundary of the appraisal site.
- **Waggle Cairn (Croft)** - Site of a now destroyed croft located approximately 100 metres to the east of the site.
- **Rashypans** – Formerly the site of a Victorian-era dwelling approximately 100 metres to the north of the site.
- **Northburnhill (Farmstead)**– Victorian-era farmstead which remains in use located approximately 145 metres to the east of the site boundary.
- **Northburnhill (Croft)** - Site of a now destroyed croft located approximately 100 metres to the east of the appraisal site.
- **Upper Greenfield (Rig and Furrow)**- Remains of rig and furrow within the forestry commission plantation and continuing into the pasture fields on the east side of the wood located approximately 600 metres to the east of the site.
- **Upper Greenfield (Boundary Dyke)** - Site of a substantial linear boundary dyke running from the east end of the wood located approximately 500 metres from the site boundary.

4.3

These are highlighted in yellow in Figure 4 below, with the site outlined in red. Although unlisted and without formal designation, this identifies that there are heritage features of some value surrounding the site.

Figure 3 Non-designated historic assets on the site



Source: Historic Environment Scotland

## **5.0 Noise and vibration**

- 5.1 As noted previously, there are potentially sensitive noise receptors near the site which consist of 3 key residential dwellings:
- **Northburnhill** which is an operational farmstead located approximately 145 metres to the east of the site boundary.
  - **Berryhill** which is a small cottage relating to an existing smallholding located approximately 115 metres to the south of the site boundary.
  - **Boghead** which appears to be a dwelling associated with a surrounding agricultural enterprise and is located approximately 150 metres to the west of the site boundary.
- 5.2 Consideration of the impact of noise on these dwellings should be carefully considered at the outset. It is recommended that noise impact assessment should be carried out prior to deploying significant resource into the project and that the design of proposals should encompass noise mitigation measures to avoid any potential conflict between the proposed development and the existing dwellings.

## **6.0 Ground Conditions**

- 6.1 A review of Scotland's Soils maps suggests that the site has an agricultural value of 4.1 meaning that this section of land is capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 6.2 In regards to Carbon and Peatland, the majority of the appraisal site, as shown on Scotland's Soils mapping, is designated as Carbon and Peatland Class 4 meaning that it is an area unlikely to be associated with peatland habitats or wet and acidic type and is unlikely to include carbon-rich soils. A smaller section of the site, surrounding the access track is shown on Scotland's Soils mapping as being designated as being Class 5. This means that this is an area of peat soil but no peatland habitat is recorded.
- 6.3 A review of Scotland's Soils Topsoil Organic Carbon Concentration Map however indicates that the site has an organic topsoil concentration of 47.92%. This may be classed as [carbon rich soil](#) and afforded a degree of protection under NPF4 Policy 5. It is acknowledged that this potentially conflicts with the findings of the Carbon and Peatland classification above and as such, a site investigation may be required for clarification.

## **7.0 Ecology**

- 7.1 A review of Magic Map notes that the site is designated as forest, having previously been home to Conifer Woodland as noted within the National Forest Register. A review of aerial mapping of the site however suggests that the site has been subject to tree removal at some point between 2019 and 2021 and this has result in no trees being located within the site.
- 7.2 It should be noted that the National Forest Register has not been updated to reflect this tree removal and that the current condition of the site should be highlighted as part of any proposals to avoid potential policy conflict.

- 7.3 Two Sites of Special Scientific Interest are noted to the south of the site near Monkshill and Backhill however these are situated approximately 7.5 km to the south of the site boundary. Given the considerable extent of the separation between these and the appraisal site, these Sites of Special Scientific Interest are unlikely to impact the proposals.

## **8.0 Landscape**

- 8.1 The site itself appears to be relatively flat and is former forestry land, having previously been home to Conifer Woodland as noted within the National Forest Register. The site is surrounded by agricultural fields to the east and west with a grazing field to the south which combine to render the site quite visible within the surrounding area. To the south-west and north-eastern boundaries of the site lie small areas of mature woodland that provide only limited screening value given their scale. As noted above, there are 3 residential properties nearby the appraisal site boundary and these appear to relate to agricultural enterprises.

## **9.0 Access**

- 9.1 The site contains an existing access point along its southern boundary which is accessed via an existing single carriage track road. The existing track access road is narrow and of a scale that would be unlikely to accommodate significant plant and machinery required during the construction of the proposed development.
- 9.2 As a result, it is recommended that the track road is reviewed as part of the proposed development and is potentially upgraded to enable construction. This may potentially require the control of further land.

## **10.0 Planning policy and guidance**

- 10.1 Planning decisions are made against the terms of the development plan. Since the adoption of NPF4 in Scotland, the development plan in any given Local Planning Authority (LPA) area is comprised of NPF4 and local development plans (with any associated Supplementary Guidance). Where there is incompatibility between development plan components, the newer takes precedence.

### **National Planning Framework 4**

- 10.2 The National Planning Framework 4 ('NPF4') was adopted on 13 February 2023 and now forms the top tier of the development plan in Aberdeenshire Council area.
- 10.3 NPF4 states "*we will encourage low and zero carbon design and energy efficiency development that is accessible by sustainable travel, and expansion of renewable energy generation*" (page 08).
- 10.4 NPF4 identifies 18 national developments, the third of which is Strategic Renewable Electricity Generation and Transmission Infrastructure. This national development supports renewable electricity generation, repowering, and expansion of the electricity grid as well as energy storage technology and capacity. NPF4 confirms that electricity generation, including energy storage, from renewables exceeding 50 megawatts capacity and of a scale that would otherwise have been classed as a "major" development will be

classed as a *National Development* and will be subject to the procedures associated with this status.

10.5 The following policies could be of relevance to a future planning application:

*Policy 1 Tackling the climate and nature crises*

10.6 This policy highlights that when considering all development proposals, significant weight will be given to the global climate and nature crises.

*Policy 2 Climate mitigation and adaptation*

10.7 This policy states that development proposals will be designed to minimise lifecycle greenhouse gas emissions. They will also be designed to adapt to current and future risks from climate change.

*Policy 3 Biodiversity*

10.8 This policy states that proposals for national developments “*will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention*”. Criteria against which these goals are measured are set out and include: understanding ecological context; integrating ecological solutions; assessment and mitigation of negative effects; achieving significant biodiversity enhancement; and considering community benefits of biodiversity and/or nature networks.

*Policy 5 Soils*

10.9 This policy states that development proposals will only be supported if they are designed and constructed in accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and in a manner that protects soil from damage.

10.10 This policy further states that development proposals on peatland, carbon-rich soils will only be supported for specific uses, including the generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets.

The Carbon and Peatland 2016 map highlights an area of Carbon and Peatland Class 4 land within the site and the Topsoil Organic Carbon Concentration mapping indicates that the soil is carbon rich. As such an investigation of the soil content should be carried out to demonstrate that any loss of peatland or impact on the carbon rich soil has been suitably avoided or can be mitigated. Where such an impact is unavoidable, this can be justified in relation to Policy 5 given that the proposals relate to renewable energy provision but any attempts at avoidance and mitigation of such losses should be demonstrated in the first instance.

*Policy 6 Forestry, woodland and trees*

10.11 This policy states that development proposals which enhance, expand and improve woodland and tree cover will be supported.

*Policy 7 Historic Assets and Places*

- 10.12 This policy states that development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. Parameters for development proposals affecting nationally important non-designated assets are also included.

*Policy 9 Brownfield, vacant and derelict land and empty buildings*

- 10.13 This policy states “proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP”.
- 10.14 This policy could potentially constrain the planning prospects at this site as the site is considered to be greenfield development. However, policies in the LDP do generally support renewable energy development. In particular, Policy C2 Renewable Energy provides strong in principle support for renewable energy projects and specifically refers to energy storage projects as part of this. An argument can be made that the need for a more remote location for battery storage projects is necessary to avoid any conflict with surrounding land uses and that this locational need justifies the use of greenfield land in the countryside in this instance.

*Policy 11 Energy*

- 10.15 Part a) of Policy 11 states that development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. This specifically includes battery storage. Proposals must maximise net economic impact and consider community socio-economic benefits.
- 10.16 A range of potential impacts that must be considered are also included. These include: impact on communities; landscape impact; public access; construction traffic; hydrology; biodiversity; remediation; trees/woodlands; and cumulative impacts.

**Local Development Plan and Supplementary Guidance**

- 10.17 The appraisal site is located within the Aberdeenshire Council Area. The Aberdeenshire Local Development Plan was adopted in January 2023.
- 10.18 The Proposals Maps identifies locationally specific policies in relation to certain areas. The wider area in and around the Appraisal Site is recognised as a remote rural area. The site, and its surroundings, are not designated as greenbelt or within the Aberdeenshire Coastal Zone.
- 10.19 The following policies (including those identified from the Proposals Map above) are summarised below and could be of relevance to a future application:

*Policy R2 Development Proposals Elsewhere in the Countryside*

- 10.20 This policy requires that the siting and design of any new development will be a primary consideration as well as compliance with other relevant policies and that brownfield land

will always be preferred over greenfield land. Both accessible and remote rural areas will permit small-scale development that would be compatible with the location being in the green belt including development meeting a national requirement or established need, if no other suitable site is available.

- 10.21 As with NPF4 Policy 9, the location of the development on a greenfield site will have to be justified to accord with this policy however there is a strong argument to be made that a remote rural location is necessary for battery storage projects for proximity to the grid and avoid any conflict with surrounding land uses and that this locational need justifies the use of greenfield land in the countryside in this instance.

*Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land*

- 10.22 This policy notes that Aberdeenshire Council will refuse development if there is a risk that it could cause significant adversely impact amenity through the creation of pollution, the creation of nuisance (through impacts on air quality and/or noise) or present an unacceptable danger to the public or the environment. The policy requires that where development that may raise these issues is considered to be acceptable, steps must be made to mitigate these impacts to the satisfaction of the Council. Where an Air Quality Assessment or a Noise Impact Assessment indicates that a proposed development could have a significant detrimental impact on air quality or noise levels, appropriate mitigation measures must be provided.
- 10.23 This policy will relate directly to the issue of noise for the proposed development and its impact on neighbouring dwellings within its vicinity.

*Policy E2 Landscape*

- 10.24 This policy advises that the Council will refuse developments that cause unacceptable landscape impacts through their scale, location or design on an individual or cumulative basis. A Landscape and Visual Impact Assessment (LVIA) may be required to assess the effects of change on a landscape that could be experienced should a development proposal be approved. Appropriate mitigation should be identified.
- 10.25 Given that the appraisal site is currently not screened along the majority of its perimeter, cognisance should be given to the visual impact of the proposals from areas surrounding the site. Mitigation measures, such as planting, should be actively considered.

*Policy E3 Forestry and Woodland*

- 10.26 This policy affords protection to Aberdeenshire's native and semi-natural woodland as well its forests by having a presumption against the removal of safe and healthy trees, non-commercial woodlands and hedgerows. The Council use the criteria in the Scottish Government's policy on Control of Woodland Removal to determine the acceptability of woodland removal.
- 10.27 The appraisal site is former forestry land, having previously been home to Conifer Woodland as noted within the National Forest Register. This woodland has been removed completely from the site at some point between 2019 and 2021 however, the National Forest Register has not been updated to reflect this. Given the condition of the site however,

it is unlikely that the Council will consider this policy as a potential constraint on the proposed development. The condition of the site, and its woodland clearance, should be highlighted to the Council as part of the proposed development to ensure this.

### *Policy PR1 Protecting Important Resources*

- 10.28 This policy advises that the Council will not approve developments that have a negative effect on important environmental resources associated with air quality, the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, open space, and important trees and woodland.
- 10.29 This local policy conflicts with Policy 5 Soils of NPF4 which allows for peat removal where a development is designed and constructed in accordance with the mitigation hierarchy and for specific uses, including the generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets. As a result of the incompatibility of the two policies, precedence is given to the more recent, that being Policy 5 Soils of NPF4. As such, there is a policy justification to support the proposals and any potential peat removal in this instance.

### *Policy C2 Renewable Energy*

- 10.30 This policy provides broad in principle support for renewable energy proposals including energy storage projects subject to appropriate site selection and design as well as the assessment of all other material planning considerations.

### *Policy C3 Carbon Sinks and Stores*

- 10.31 This policy provides policy protection for carbon sinks and stores such as woodland and high-carbon peat rich soils from disruption and destruction. This policy also provides broad in principle support for the development of carbon capture and storage developments.
- The policy only allows for the loss or disturbance of peat where a carbon calculator is used to demonstrate that the development will, within its lifetime, have no net effect on CO<sub>2</sub>.
  - Woodland removal will only be permitted where an equal area is replanted so as to maintain the carbon balance.
- 10.32 While the site is former forestry land having previously been home to Conifer Woodland as noted within the National Forest Register however, there are no longer any trees on the site with these being removed at some point between 2019 and 2021 however, this is not yet reflected in the National Forest Register. As such, the proposed development itself would not result in a loss of woodland given that the woodland removal has already occurred. The timeline and history of woodland removal at the site should be highlighted to support the proposed development.
- 10.33 This policy also provides significant protection for peatland and only allows its removal or disturbance where the development does not increase CO<sub>2</sub> levels and where this can be fully demonstrated. As with Policy PR1 Protecting Important Resources above, this local

policy conflicts with Policy 5 Soils of NPF4 and given that NPF4 has been enacted more recently than the Aberdeenshire LDP, the NPF4 policy takes precedence.

*Policy C4 Flooding*

- 10.34 This policy requires developments within areas of medium to high flood risk to undertake a flood risk assessment in accordance with the SEPA Technical Flood Risk Guidance and that developments should not increase flood risk vulnerability within the site or contribute to flooding issues elsewhere. Any assessment of flood risk must make allowances for freeboard and climate change.
- 10.35 Developments should also avoid areas of medium to high risk of flooding or in the functional flood plain unless it would meet key criteria set out in the policy which includes development involving essential infrastructure such as those involved in the proposed development in this instance.

*Policy RD1 Providing Suitable Services*

- 10.36 This policy requires developments to provide the services, facilities and infrastructure necessary to support it.
- 10.37 Access to development is highlighted as a key requirement of this policy noting that any new accesses required to support development must be designed to an agreed standard, must have a minimal impact on the site and its surroundings and include satisfactory provision for future maintenance. All accesses on to the public road must also be designed to the satisfaction of the Council's Road and Transportation Service.
- 10.38 As previously noted, the site currently suffers from constrained accessibility due to the narrow track road leading to and from the site at present. Consideration should be given to the use of these tracks and their suitability to carry construction traffic serving the development and to whether or not an upgrade of these tracks will be required or if alternative access arrangements can be made feasible.

*Policy RD2 Developer Obligations*

- 10.39 This policy sets out that where a development, either individually or cumulatively, would give rise to the need for new or improved infrastructure then planning obligations may be required to secure these provided the infrastructure is not directly provided by the development.
- 10.40 The policy sets out key areas where such obligations may be required and the key one relating to the proposals would be for local transportation infrastructure which could potentially relate to upgrades to the track road.
- 10.41 A developer obligation could potentially be required to fund the upgrade of the access roads surrounding the site if these are required and also are not directly provided as part of the development. This could involve the imposition of a legal agreement between the developer and the Council to secure funds for the upgrade. The scale of this would be outlined by the Council in the consideration of any planning application for the development and would cover the cost of the works.

**Aberdeenshire Council Supplementary Guidance: Developer Contributions**

- 10.1 This supplementary guidance sets out the policy basis for where Developer Obligations will be sought by the Council. The guidance's policy notes that the principles of front funding for infrastructure necessary to allow development to proceed are embedded within national and local planning policy. The guidance replicates the 5 tests of Developer Contributions outlined within Circular 3/2012 'Developer Contributions and Good Neighbour Agreements' which requires that developer obligation must;
- Be necessary to make the proposed development acceptable in planning terms.
  - Serve a planning purpose and where it is possible to identify infrastructure provision requirements in advance, should relate to development plans.
  - Relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area.
  - Fairly and reasonably relate in scale and kind to the proposed development.
  - Be reasonable in all other respects.
- 10.2 As noted previously, this would only be applicable for this development in a situation where a significant upgrade to the access road is shown to be required as part of the development and where this upgrade is not being carried out by the developer directly as part of the development.

**11.0 Conclusions**

- 11.1 The site does not appear to be subject to any absolute constraints. However, there are several potential constraints, particularly given the proximity of the site to existing residential dwellings. Issues include: noise both through construction and operation, access issues, heritage impacts and ground conditions. Subject to these impacts being mitigated, there should be a reasonable prospect for development on the site.
- 11.2 We recommend advice is taken on access, noise and ground conditions prior to committing significant resource to the project to determine the extent to which these matters could constrain the site.
- 11.3 Pre-application discussions with Aberdeenshire Council would highlight any additional considerations and is recommended should the site be progressed toward an application for energy consent being made to the Energy Consents Unit.

# UNEXPLODED BOMB RISK MAP



## SITE LOCATION

Map Centre: 381221,847813



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

## LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- Military
- Industry
- UXO find
- Other
- Transport
- Docks
- Luftwaffe targets
- Utilities
- Bombing decoy
- Airfields

### How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

### What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

### If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to [pdsa@zetica.com](mailto:pdsa@zetica.com).

**You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.**

### If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: [uxo@zetica.com](mailto:uxo@zetica.com) web: [www.zeticauxo.com](http://www.zeticauxo.com)

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Please note:

- 1) Additional private water supplies and associated properties may be present within the search area specified
- 2) The supplies may no longer be in use or the properties identified may be served by a different source or connected to the public mains
- 3) Aberdeenshire Council is not responsible for further use or interpretation of the data, all records should be subject to verification
- 4) The coordinates shown relate to the property served rather than the source of the supply
- 5) It should be noted that the PWS register is based on historical records that may no longer be applicable

Supply Ref	Address	Address	Address	Address	Supply Description	Category	UPRN	EAST	NORTH
20242	Borderside	Greens	Aberdeenshire	AB53 6YA	Groundwater-Well	B	151123646	383177	846650
20242	Inchgreen Farm	Greens	Aberdeenshire	AB53 6YA	Groundwater-Well	B	151123648	383353	846402
20242	Inchgreen Cottage	Greens	Aberdeenshire	AB53 6YA	Groundwater-Well	B	151115175	383044	846492
20343	1 Sealscrook Cottages	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151109543	381526	850261
20343	2 Sealscrook Cottages	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151109544	381538	850260
20422	Teuchar Lodge	Cuminestown	Aberdeenshire	AB53 8HR	Groundwater-Spring	B	151132250	379864	849974
20422	Reona Bridgend	Cuminestown	Aberdeenshire	AB53 8HR	Groundwater-Spring	B	151132238	379801	850129
20422	Kirkton Bungalow	Cuminestown	Aberdeenshire	AB53 8HR	Groundwater-Spring	B	151132227	379900	850050
20422	Bridgend	Cuminestown	Aberdeenshire	AB53 8HR	Groundwater-Spring	B	151132214	379807	850097
20422	Kirkton	Cuminestown	Aberdeenshire	AB53 8HR	Groundwater-Spring	B	151132226	379952	849923
20422	South Teuchar	Cuminestown	Aberdeenshire	AB53 8HX	Groundwater-Spring	B	151132246	379879	849319
20494	Burnside Of Teuchar	Cuminestown	Aberdeenshire	AB53 8HS	Not Classified	B	151132216	380194	849719
20506	Benview	Greeness	Aberdeenshire	AB53 8HY	Not Classified	B		379478	847076
20516	Knowehead Cairncake	Cuminestown	Aberdeenshire	AB53 5YS	Surface-Watercourse	B	151109533	382548	848784
20516	Altnabreac	Knowehead Cairncake	Aberdeenshire	AB53 5YS	Surface-Watercourse	B	151109518	382502	848800
20519	Hillbrae	Greeness	Aberdeenshire	AB53 8JF	Not Classified	B	151132224	379728	848253
21844	Stonehouse	Greeness	Aberdeenshire	AB53 8HY	Not Classified	B	151132248	379401	846818
21890	Wagglehill Croft	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151127001	379702	846456
21896	Latchfold Croft	Cuminestown	Aberdeenshire	AB53 8JJ	Not Classified	B	151126939	381406	847003
21898	Westfield Of Cairncake	Cuminestown	Aberdeenshire	AB53 5YS	Not Classified	B	151109551	382242	849141
22127	Schoolhouse	Greeness	Aberdeenshire	AB53 8HY	Not Classified	B	151126999	379327	846625
22129	Meadowside	Cuminestown	Aberdeenshire	AB53 8JH	Not Classified	B	151126940	381351	846259
22130	Meadowbank	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132229	379740	847143
22133	Mains Of Greens Bungalow	Greens	Aberdeenshire	AB53 5YQ	Not Classified	B	151121612	382563	846840
22134	Mains Of Cairncake	Cuminestown	Aberdeenshire	AB53 5YS	Not Classified	B	151109536	382769	849297

22137	Mill Of Allathan	New Deer	Aberdeenshire	AB53 6YP	Not Classified	B	151115181	383529	847454
22142	Ivy Cottage	Greens	Aberdeenshire	AB53 6XY	Not Classified	B	151115176	382836	846069
22144	Hillview	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151121610	380104	847895
22153	Little Newstead	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151109535	381412	850288
22154	Parkhill	Greens	Aberdeenshire	AB53 6XY	Not Classified	B	151115189	382565	846162
22156	Smithy Croft	Greeness	Aberdeenshire	AB53 8HY	Not Classified	B	151132243	379363	846838
22159	Sealscrook	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151109542	381277	850339
22160	Sagamore	Cuminestown	Aberdeenshire	AB53 5YS	Groundwater-Well	B	151109541	381352	850294
22160	Parkview Sealscrook	Cuminestown	Aberdeenshire	AB53 5YS	Groundwater-Well	B	151109540	381315	850307
22161	1 Rush Head	Cuminestown	Aberdeenshire	AB53 8JH	Not Classified	B	151126946	380809	846049
22162	3 Rush Head	Cuminestown	Aberdeenshire	AB53 8JH	Not Classified	B	151126945	381216	846128
22163	Rowan Croft	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132241	379770	848078
22165	Caros Haven	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132217	379802	848561
22169	North Redbriggs	Greeness	Aberdeenshire	AB53 8JA	Not Classified	B	151122441	379211	846494
22172	Newton Of Teuchar	Cuminestown	Aberdeenshire	AB53 8HS	Not Classified	B	151132232	380160	849027
22175	Greeness	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132222	379355	846827
22178	Netherton Of Greeness	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132231	379244	846691
22182	Quarry Croft	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132234	379824	847877
22185	Greenfield	Greens	Aberdeenshire	AB53 5YQ	Not Classified	B	151121609	382342	846713
22212	South Teuchar Bungalow	Cuminestown	Aberdeenshire	AB53 8HX	Not Classified	B	151132245	379883	849402
22218	Cromarty Croft	Cuminestown	Aberdeenshire	AB53 8HY	Not Classified	B	151132218	379837	847634
22223	Cairncake	Cuminestown	Aberdeenshire	AB53 5YR	Not Classified	B	151109523	382984	848843
22230	Boghead Of Teuchar	Cuminestown	Aberdeenshire	AB53 8JJ	Not Classified	B	151121608	380406	848231
22232	Blinkbonny	Greeness	Aberdeenshire	AB53 8HY	Not Classified	B	151132223	378913	847471
22237	Oldtown	Greens	Aberdeenshire	AB53 5YP	Not Classified	B	151115188	383100	847314
22238	Newton Of Northburn	Cuminestown	Aberdeenshire	AB53 5YN	Not Classified	B	151123734	382689	847555
22259	Moss Side of Teuchar	Cuminestown	Aberdeenshire	AB53 5YL	Not Classified	B	151123733	381504	849210
22336	2 Rush Head	Cuminestown	Aberdeenshire	AB53 8JH	Not Classified	B	151126944	380688	846052
22478	Mains Of Greens	Greens	Aberdeenshire	AB53 5YQ	Not Classified	B	151121611	382599	846859
22507	Newstead	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151116163	381907	850367
22644	Castlehill	Cuminestown	Aberdeenshire	AB53 8HT	Not Classified	B	151121593	379192	849103
22677	Doonbye	Auchry Road	Aberdeenshire	AB53 5WJ	Not Classified	B	151140580	380088	850318
22736	Collinshill	Cuminestown	Aberdeenshire	AB53 8JH	Groundwater-Borehole	B	151126938	380855	845721
22900	An Airidh	Cuminestown	Aberdeenshire	AB53 5YY	Not Classified	B	151109519	381289	850585
23006	Northburnhill	U1s C26s North Of Croma	Aberdeenshire		Not Classified	B	151121613	381119	847812
46451	Tall Trees	Cuminestown	Aberdeenshire	AB53 8JH	Not Classified	B	151126937	381588	846437

## Appendix E PHOTOGRAPHIC RECORD

<b>PHOTOGRAPHIC LOG</b>		
<b>Photo no.</b> 1	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 2	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 3	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 4	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 5	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 6	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b>	<b>Date:</b>
7	22/01/2025



**Description:**  
 Photograph provided by client.

<b>Photo No.</b>	<b>Date:</b>
8	22/01/2025



**Description:**  
 Photograph provided by client.

<b>Photo No.</b> <p style="text-align: center;">9</p>	<b>Date:</b> <p style="text-align: center;">22/01/2025</p>	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> <p style="text-align: center;">10</p>	<b>Date:</b> <p style="text-align: center;">22/01/2025</p>	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 11	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 12	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 13	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

<b>Photo No.</b> 14	<b>Date:</b> 22/01/2025	
<b>Description:</b> Photograph provided by client.		

## Appendix F

### TECHNICAL BACKGROUND

---

#### F 1. Desk Study

##### Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

RSK also adopt a 'very unlikely' probability to account for where there may be increased certainty over whether an event is probable in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem

- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the following table.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.