

## **APPENDIX 6.1: ABERDEENSHIRE COUNCIL PRE-APPLICATION ADVICE**

Our Ref: ENQ/2024/0141

Your Ref:

Ask for: James Hewitt

Tel: 01467 533055

Email: james.hewitt@aberdeenshire.gov.uk

Scottish Hydro Electric Transmission Plc  
Inveralmond House  
200 Dunkeld Road  
Perth  
PH1 3AQ

3 July 2024

Dear Sir/Madam

**Pre-Application Advice**

**Erection of a 400kV Substation and Associated Infrastructure (National Development) at Land at Mains of Greens, Cuminstown, Turriff, Aberdeenshire, AB53 5YQ**

Thank you for sending your pre-application request and supporting documents. Please find attached the feedback response and information pack following the pre-application meeting.

This response does not comprise a formal decision by Aberdeenshire Council. Its' content should be considered and taken into account for preparing an application for planning consent or application under the Electricity Acts. Please note the advice contained in this response is given without prejudice to the determination of any future application received by the Council. It is based on planning legislation, policy and guidance in force at the time of this response. If you are not intending to apply in the near future, please contact the case officer to ascertain the content of this response is still relevant and up to date.

Note: The information held with your submission will be managed by the Council in accordance with the principles set out in the General Data Protection Regulations 2018. For further information on how we use your information, who we share this information with and how long we keep information is detailed in our [Privacy Notices](#).

If you have any queries regarding the content of the response pack please contact the case officer using the contact details at the top of this letter.

Yours faithfully



Paul Macari  
Head of Planning and Economy

**Pre-Application Advice Response  
Energy/Transmission/Infrastructure Developments**

<b>Reference:</b>	ENQ/2024/0141	<b>Date of Issue:</b>	
<b>Case Officer:</b>	James Hewitt		
<b>Senior Officer:</b>	James Hewitt		
<b>Proposal:</b>	Erection of a 400kV Substation and Associated Infrastructure (National Development)		
<b>Address:</b>	Land At Mains Of Greens Cuminestown Turriff Aberdeenshire AB53 5YQ		
<b>Confidentiality Requested</b>	-		

This pre-application advice has been specifically prepared for [applicant/agent].

<p><b>Description of Proposal</b></p> <p>This pre-application enquiry relates to the proposed development of a 400kV Substation and Associated Infrastructure on land at Mains of Greens, Cuminestown, Turriff, Aberdeenshire. The site area is proposed at 114ha. This would be a National Development.</p> <p>The proposal would encompass a 400kV AC Substation; associated earthworks; formation of substation platform; landscaping; formation of access; means of enclosure; site drainage; temporary construction compounds and other associated operations.</p>
<p><b>Summary of key issues</b></p> <p>As the proposal relates to a substation development, it would require Planning Permission. Therefore Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) would apply, and the primary consideration is likely to be the Development Plan.</p> <p>The Development Plan comprises National Planning Framework 4 (NPF4) and the Aberdeenshire Local Development Plan 2023 (LDP). NPF4 and LDP are generally considered to be in alignment with one another. However, should incompatibility arise between these documents, NPF4 would take precedence over LDP – as NPF4 was adopted more recently.</p> <p><u>NPF4</u></p> <p>The proposed development would be a National Development (NPF4: National Development 3. ‘Strategic Renewable Electricity Generation and Transmission Infrastructure’).</p>

NPF4 Policy 11 is likely to be the key policy in respect of establishing the principle of development. It is the view of the Planning Service that this policy provides high level support for the principle of renewable energy developments (including transmission and distribution infrastructure), provided the proposal avoids unacceptable significant adverse impacts.

The term 'unacceptable significant adverse impacts' highlights that the overall acceptability of the development is likely to rely upon the Planning Balance. That is to say that the professional judgement of the case officer will be key in identifying whether the benefits of the proposed development outweigh any significant adverse impacts.

Key considerations in respect of this proposal are likely to include:

- The need for the proposal;
- Landscape and Visual Impact;
- Natural Heritage;
- Built Heritage;
- Noise and Amenity;
- Flood Risk;
- Climate Change;
- Access;
- Cumulative Impact;

Whilst every effort has been made to ensure that this list is comprehensive, other issues may arise through the application process.

**Background information**

Site Area	114ha	
Existing Land Uses	Agriculture	
Grid References	(E) 382320	(N) 847304

**Consents Required**

**Consents Required**

You are advised that the following consent(s) will be required for the proposed development:

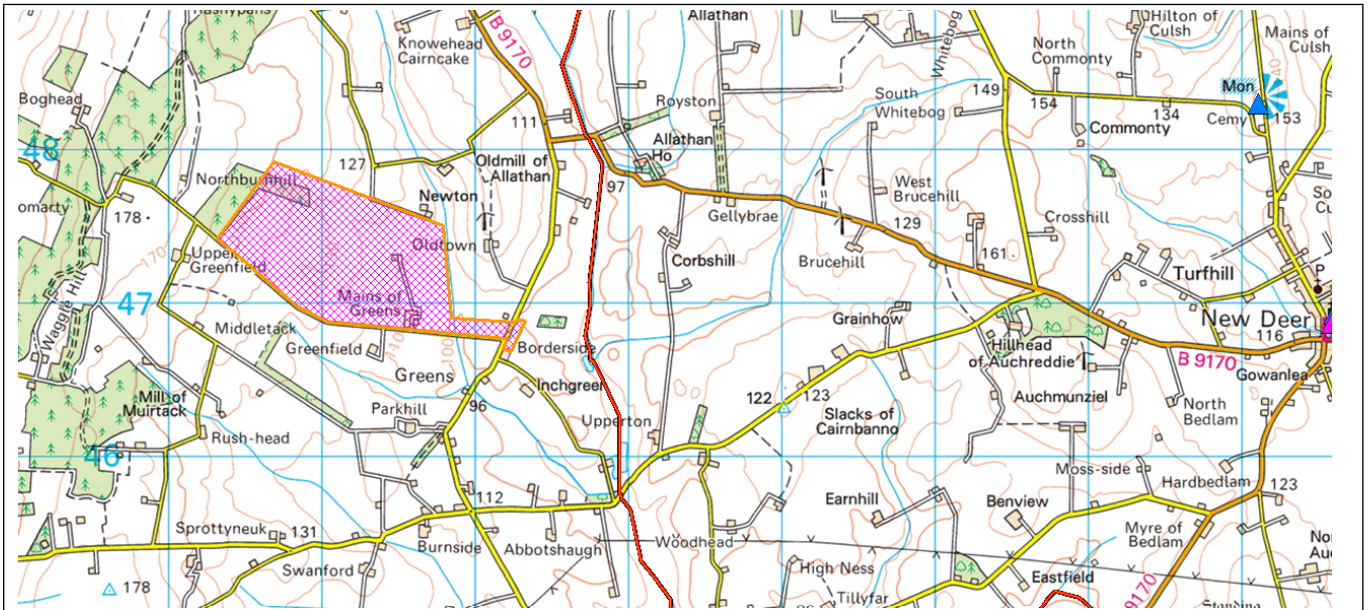
Planning Permission\*

\*Note as a Planning Application will be required, the Council will assume the role of determining authority. As such the Council will consult internally and externally; and will accept and consider representations from the Public.

**Consenting Route**

Application submitted to Council for determination under the Council's Scheme of Delegation. This is likely to require views from the Formartine Area Committee (host area) and the Buchan Area Committee (adjacent area); followed by determination by Infrastructure Services Committee.

**Site Map**



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<b>Supporting information requirements</b>			
Abnormal Loads Assessment	?	Open Space Strategy	
Access Management Plan		Operational Noise Assessment	X
Arboricultural Impact Assessment	X	Peat Management Plan	
Archaeological Site Investigations		Planning Statement	X
Assessment of Impact on Historic Environment	X	Pre-Application Consultation Report	X
Aviation Impact Assessment		Private Water Supplies	X
Borrow Pit Management Plan		Protected Habitat Survey	X
Carbon Balance Assessment		Protected Species Survey	X
Compensatory Planting Plan	X	Restoration / Decommissioning Plan	
Construction Noise Assessment		Retail Impact Assessment	
Construction Traffic Management Plan	X	Schedule of Mitigation	X
Contaminated Land Report	?	Shadow Flicker Assessment	
Design and Access Statement	X	Street Elevations	
Development Brief		Structural Survey	
Drainage Impact Assessment		Sustainable Design Statement	
Dust Survey		Swept Path Analysis	
Electric Car Charging Strategy		Transport Assessment	
Flood Risk Assessment	X	Transport Statement	
Forest Residual Waste Strategy		Tree Constraints Plan	X
GWDTE Assessment		Tree Protection Plan	X

Habitat Management Plan	X	TV/Radio Impact Assessment	
Landscape and Visual Impact	X	Vibration Assessment	
Landscape Maintenance/Management Plan		Visualisations	X
Landscape Plan	X	Waste Strategy	
Masterplan		Other (please specify):  <ul style="list-style-type: none"> <li>- Biodiversity Enhancement Proposals</li> <li>- Environmental Impact Assessment Screening / Scoping</li> <li>- Hydrogeomorphical study for watercourse diversion</li> <li>- Traffic Assessment</li> </ul>	X

**NOTE:** X indicates required; ? indicates may be required.

### **Parties to be Consulted on Application**

The following will likely be consulted on any application submitted for this proposal. You may wish to contact consultees for additional pre-application advice prior to the formal submission of an application.

Please note that on occasion it may be necessary to involve consultees who are not listed below as a formal application progresses.

#### **Internal Consultees**

Archaeology  
 Contaminated Land  
 Environmental Health  
 Environment Team – Built Heritage  
 Environment Team – Natural Heritage  
 Flood Risk and Coastal Protection  
 Roads Development

#### **External Consultees**

NatureScot  
 Historic Environment Scotland  
 SEPA  
 Transport Scotland

## Planning Policy

### **Aberdeenshire Local Development Plan 2023**

On 13 January 2023, the Aberdeenshire Local Development Plan 2023 was adopted. The Local Development Plan 2023, including supplementary guidance, settlement statements, associated maps, appendices and any relevant planning advice is available online via this [link](#).

Although not an exhaustive list, based on the information submitted, the key planning policies relevant to the proposal are:

#### LDP23

Policy P1: Layout, Siting and Design (see P1.7)

Policy P4: Hazardous and Potentially Polluting Developments and Contaminated Land

Policy E1: Natural Heritage

Policy E2: Landscape

Policy E3: Forestry and Woodland

Policy HE1: Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings)

Policy PR1: Protecting Important Resources

Policy C2: Renewable Energy

Policy C4: Flooding

Policy RD1: Providing Suitable Services

### **Aberdeenshire Council Supplementary Guidance**

PA2023-10 – [Securing Positive Effects for Biodiversity](#)

PA2023-15 - [SP=EED \(Successful Planning = Effective Engagement and Delivery\)](#)

### **National Planning Framework 4**

On 13 February 2023, Scottish Ministers adopted and published National Planning Framework 4 (NPF4). The NPF4, available to view via this [link](#) forms part of the Development Plan along with the Aberdeenshire Local Development Plan 2023.

Although not an exhaustive list, based on the information submitted, the key planning policies relevant to the proposal are:

#### NPF4

Policy 1: Tackling the climate and nature crises

Policy 2: Climate mitigation and adaptation

Policy 3: Biodiversity



Policy 4: Natural Places  
 Policy 5: Soils  
 Policy 6: Forestry woodland and trees  
 Policy 7: Historic assets and places  
 Policy 11: Energy  
 Policy 22: Flood risk and water management  
 Policy 23: Health and safety  
 Policy 25: Community wealth building

**Principle of Development**

The proposed development would be a National Development (NPF4: National Development 3. ‘Strategic Renewable Electricity Generation and Transmission Infrastructure’).

NPF4 Policy 11 is likely to be the key policy in respect of establishing the principle of development. It is the view of the Planning Service that this policy provides high level support for the principle of renewable energy developments (including transmission and distribution infrastructure), provided the proposal avoids unacceptable significant adverse impacts.

The term ‘unacceptable significant adverse impacts’ highlights that the overall acceptability of the development is likely to rely upon the Planning Balance. That is to say that the professional judgement of the case officer will be key in identifying whether the benefits of the proposed development outweigh any significant adverse impacts.

Key considerations in respect of this proposal are likely to include:

- The need for the proposal;
- Landscape and Visual Impact;
- Natural Heritage;
- Built Heritage;
- Noise and Amenity;
- Flood Risk;
- Climate Change;
- Access;
- Cumulative Impact;

Whilst every effort has been made to ensure that this list is comprehensive, other issues may arise through the application process.

**Natural Heritage and Landscape**

Comments within this section are primarily attributed to Environment Team – Natural Heritage; and NatureScot.

**Impact on Trees**

Environment Team – Natural Heritage

The site includes an area of woodland and, if this is to be removed, compensatory planting of an equivalent area is required. Where trees and woodland are to be retained measures for their protection during

	development will be required.
<p><b>Impact on Habitats, Protected Species and Ornithology</b></p>	<p><u>Environment Team – Natural Heritage</u></p> <p>Although much of this site appears to be agricultural land there are also pockets of uncultivated land, woodland and watercourses. Ecological surveys will be required to identify any important habitat and use of the site by protected species and breeding birds. Appropriate mitigation measures and protection plans will be required, as appropriate.</p> <p>It is noted that an EIA is to be carried out for this proposed development and this will address the issues raised above.</p> <p><u>NatureScot</u></p> <p>The site does not include any statutory protected areas for nature conservation and is beyond potential connectivity distances from Special Protection Areas (SPAs) identified for Ornithological interests.</p>
<p><b>Biodiversity enhancement</b></p>	<p><u>Environment Team – Natural Heritage</u></p> <p>Policy P1 of the Aberdeenshire Local Development Plan 2023 and Policy 3(c) of National Planning Framework 4 require that, for all sites, measures are identified to enhance biodiversity in proportion to the opportunities available and the scale of the development. Further guidance on this can be found in Best Practice Advice PA2023-10 “Securing Positive Effects for Biodiversity” (as linked in the ‘supplementary guidance’ section of this report). This sets out the expectations for applicants.</p> <p>Proposals for biodiversity enhancement will be required as well as a plan for its long-term retention and management.</p> <p><u>NatureScot</u></p> <p>The Ecological Interest on the proposed site is likely to be greater where there are existing natural features such as hedgerows and established scrub and trees. Where these features cannot be retained, consideration should be given to re-establishing similar or improved habitats on or near to the proposed site.</p> <p><u>Planning Service</u></p> <p>It is to be noted that Compensatory Planting and Biodiversity Net Gain (BNG) are separate issues. As such, compensatory planting cannot be counted as BNG.</p> <p>When exploring options for BNG, the Planning Service encourage</p>

	<p>developers to deliver on site enhancement in the first instance; and will normally only consider offsite enhancement if it can be demonstrated that onsite measures cannot be secured. Should you choose to propose offsite enhancement, you must demonstrate how this is to be delivered and maintained for a period of 30 years; and how these commitments can be appropriately secured.</p>
<b>Landscape Impact and Visual Impact</b>	<p><u>Planning Service</u></p> <p>Landscape and Visual Impact will be key considerations for this proposal. Any LVIA should utilise the maximum design parameters to inform the assessment.</p> <p>The Council may engage its Landscape Consultant on this project; and as such may be in a position to offer further advice on the LVIA, ahead of submission.</p> <p>The LVIA must consider cumulative impacts, and the Council would welcome further discussions on projects to be scoped into this assessment.</p> <p>The LVIA should contain visualisations showing landscaping at appropriate intervals (i.e. year 1; year 5; year 10 or as otherwise agreed).</p>

<b>Amenity</b>	
<p>Comments within this section are primarily attributed to Environmental Health; Contaminated Land; and SEPA.</p>	
<b>Contaminated Land</b>	<p><u>Contaminated Land</u></p> <p>The site includes the farm buildings at Main of Greens, the historical location of a sheep wash, mill dam and timber mill. These site uses are potentially contaminative (via infill in the case of the mill dam). There is insufficient information in the enquiry documents to assess the likelihood of any impact of the previous / current site uses of the Mains of Greens on the proposed development.</p> <p>Therefore, given the lack of information, should the proposals be the subject of a planning application an assessment of what, in terms of contaminated land, is required will be made then.</p>
<b>Noise Impacts construction and operational</b>	<u>Environmental Health</u>

	<p>The applicant is required to provide a Noise Impact Assessment to predict the impact on sensitive receptors and specify any necessary control measures. The assessment should be undertaken in accordance with BS4142:2014+A1:2019 for external noise with the aim of achieving a low impact depending on context when compared to background LA90 and NR 25 and NR20 Curve assessment for internal noise during the daytime and night time respectively. The specific methodology must be agreed with the Environmental Health Service prior to the undertaking of the noise impact assessment.</p> <p>Once the noise impact assessment has been submitted, it will be subject to review by the Environmental Health Service to consider the potential impact of the development on nearby receptors. Only then, will suitable planning conditions be considered.</p> <p>LDP – Policy P4 states: We will refuse development if there is a risk that it could cause significant pollution, create a significant nuisance, or present an unacceptable danger to the public or environment.</p>
<p><b>Construction Impacts</b></p>	<p><u>Environmental Health</u></p> <p>As discussed at the Pre-app meeting it is expected that the applicant provides a Construction Environment Management Plan which identifies mitigation for noise, dust and lighting during the construction phase of the development.</p> <p><u>Planning Service</u></p> <p>Construction impacts are likely to be controlled via a detailed CEMP condition. Whilst this document can be submitted as part of the application, the Service acknowledges that often details cannot be finalised until a contractor is appointed – and as such would seek to finalise the CEMP via condition.</p> <p>Please note that the application should provide outline principles of Construction working as they relate to amenity impacts. For example working pattern; working hours; mechanism to agree out of hours working; and details of construction lighting are likely to be of key interest at application stage.</p>
<p><b>Impact on Private Water Supplies</b></p>	<p><u>SEPA</u></p> <p>Although not mentioned in the submitted documents, the applicant has previously supplied SEPA with a report that identified a PWS within the proposed site boundary. PWS are the responsibility of owners and users and are regulated by local authorities. All private water supplies must be registered with the local authority</p>

	<p>environmental health department. SEPA does not hold these records, only those who apply for a license to extract water.</p> <p>Roads, excavations and other works associated with developments can disrupt groundwater flow and impact on groundwater abstractions such as private water supplies. If groundwater abstractions are identified, then the applicant should seek to ensure that:</p> <ul style="list-style-type: none"> <li>i) roads, tracks and trenches are routed at least 100m; and,</li> <li>ii) buildings, excavations and quarries are located at least 250m from the abstraction.</li> </ul> <p>If these buffers are not achieved, then applicants must demonstrate there will be no impact to the groundwater through a risk assessment.</p> <p>From the previous report it appears the PWS may be surface water and groundwater fed. Due to its location upstream of the proposed works it appears unlikely that the PWS will be significantly impacted. However, this should be clearly demonstrated at the planning application stage. Further advice can be found SEPA Guidance <a href="https://www.sepa.gov.uk/guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf">Lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf</a> .</p> <p><u>Environmental Health</u></p> <p>Environmental Health records show that there are properties supplied by private water supplies in the close vicinity of the proposed development. Further information on the private water supplies in the area can be obtained via an FOI.</p>
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<b>Transportation and Wider Access</b>	
Comments within this section are primarily attributed to Roads Development.	
<b>Abnormal loads</b>	
<b>Traffic Assessment</b>	<p><u>Roads Development</u></p> <p>A Traffic Assessment will be required in support of this proposal.</p>
<b>Parking Standards</b>	<p><u>Roads Development</u></p> <p>The application must include details of both construction and operational parking arrangements.</p>
<b>Construction Impacts</b>	<p><u>Roads Development</u></p>

CTMP to be agreed with planning authority and developed with the consultation of the local roads maintenance team.

The CTMP to include:

- The construction of the site access and the creation, positioning and maintenance of associated visibility splays;
- Access gates will be hung to open away from the public Road no less than 10m from the carriageway edge and shall incorporate appropriate visibility displays;
- Proposed accommodation works and where necessary a programme for their subsequent removal and the reinstatement of street furniture and verges, where required, along the route;
- The pre-construction road condition established by a detailed survey for accommodation works within the Roads boundary conducted with a Road Authority representative;
- Details of road improvement, construction specification, strengthening, maintenance and repair commitments, if necessary, as a consequence of the development;
- Details of proposed crossings of the Road verge;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- The surfacing of the access roads from the public Road into the site shall extend for a minimum of 10m;
- Construction vehicle routing including total no of trips and max no of trips/day;
- The dimensions of abnormal loads;
- The management of junctions to and crossings of the public Road and other public rights of way/footway;
- The scheduling and timing of movements, details of escorts for abnormal loads, temporary warning signs and banksman/escort details.

As the proposed routes incorporate unclassified roads, modifications to roads and junctions, and a wear and tear agreement, are likely required. Single track sections will require more and lengthened passing places, where lengthened beyond standard length they should be returned to standard length after construction, likewise for any additional passing places. Minimum spacing of 150m for passing places and to be intervisible.

Modifications to the adopted road will require a section 56 application and a land transfer agreement.

The Developer should contact the local Roads Maintenance Team and Bridges Team at least two months prior to start of works to arrange any necessary permits and surveys to be completed. For the avoidance of doubt where different transportation routes are required for components or construction vehicles these should be identified

	<p>separately. Abnormal loads may require a separate route from crane or construction traffic.</p> <p>To avoid delay in the start of development it is advisable to submit the Abnormal Load Routing Plan (if required) at least 3 months prior to commencement of development. This will enable assessment of the route and any problems to be identified. (Contact Abnormal Loads Officer either by email at <a href="mailto:abnormal.loads@aberdeenshire.gov.uk">abnormal.loads@aberdeenshire.gov.uk</a> or <a href="mailto:bridges@aberdeenshire.gov.uk">bridges@aberdeenshire.gov.uk</a>)</p>
<p><b>Vehicular Access Arrangements</b></p>	<p><u>Roads Development</u></p> <p>The maximum gradient of the first 10m of access must not exceed 1 in 20.</p> <p>The centreline of the proposed access should be a minimum of 4.0m from the existing junction centreline.</p>

<p><b>Water Environment</b></p>	
<p>Comments within this section are primarily attributed to Flood Risk and Coastal Protection; and SEPA.</p>	
<p><b>Flood Risk</b></p>	<p><u>SEPA</u></p> <p>The proposed access route crosses the Burn of Greens and appears to include associated land raising across the flood extent of the Burn of Greens. As highlighted above, avoidance to be the first principle, and SEPA's <u>strong preference</u> would be for this watercourse crossing to be removed and the access road brought south to meet the existing minor road to the south to avoid any development within the Burn of Greens flood extent and minimise other environmental impacts.</p> <p>To comply with NPF4 Policy 22, no land raising will be acceptable within the flood extent without suitable compensatory storage. For information SEPA Future Flood Maps show the flood extent could be 50-60m wide at the proposed crossing point. A detailed Flood Risk Assessment will need to be submitted if any land raising is proposed in the flood extent to demonstrate adequate compensatory storage is provided and there is no increase in flood risk elsewhere.</p> <p>In addition, SEPA recommend the proposed SUDS pond associated with the new access road is relocated outwith the flood extent of the Burns of Greens.</p>



	<p>All new watercourse crossing will be required to be designed to be open span or arch culverts and will need to be designed to the 1:200 plus climate change flood levels.</p> <p><u>Flood Risk and Coastal Protection</u></p> <p>Please note that ongoing discussions are underway with Flood Risk and Coastal Protection.</p> <p>These will be addressed as part of the Scoping process.</p>
<p><b>Topic Water – Protection of the Water Environment</b></p>	<p><u>SEPA</u></p> <p><b>Watercourse crossings</b></p> <p>As highlighted in previous SEPA responses direct to the applicant, their preference would be, in accordance with NPF4 mitigation hierarchy, to minimize watercourse crossings and for the proposed access road to make use of the existing minor road to the south of the site with an upgrade of this and the associated existing crossing of Burn of Greens. This would not only cause significantly less environmental impact in terms of soils, flood risk and water environment but also provide potential betterment to the existing watercourse crossing.</p> <p><b>Watercourse diversions</b></p> <p><u>Central watercourse – diverted south</u></p> <p>As highlighted previously to the applicant, SEPA do not agree with the term ‘ditch’ when referring to the central watercourse running through the site. The watercourse is shown on the 1870 map and whilst they agree it is heavily modified, there is sufficient evidence that a natural watercourse is likely to have existed here prior to the modification.</p> <p>This being the case, authorisation for any channel realignment of this watercourse will be required under CAR. As this current channel is considered to be very modified there could be an opportunity to create a better quality morphology through realignment. However, this depends on the constraints imposed by the significant earthworks that will need to be undertaken to form the substation platform. The revised topography created by the earthworks could still prove a challenge as previously highlighted by SEPA to the applicant and there is still no clear indication of how this will be tackled. SEPA will require to see more detailed topographic plans illustrating the changes that will be created by the proposed platform and how the watercourse/realigned watercourse relates to this before they can give any further advice on this matter.</p>



	<p><u>Northern watercourse – diverted north</u></p> <p>SEPA note from OS mapping that there is another small watercourse to the northeast. It is very similar to the other watercourse with similar evidence that it was a natural historic watercourse that has been straightened/realigned. Based on the old maps, it is most likely that the channel to the northwest of the wooded area in the northwest corner of the site ends up in this watercourse. The submitted documents show this watercourse being diverted to the north of the proposed substation platform but tightly constrained by a proposed landscape bund.</p> <p>There are likely to be similar challenges realigning this watercourse as for the other watercourse and SEPA therefore will require further detailed topographic plans illustrating the changes that will be created by the proposed platform and associated landscaping and how the realigned watercourse relates to these elements before they can give any further advice on this matter. However it should be noted that a 10m minimum unrestricted buffer either side of the watercourses is likely to be required to allow for natural movement in future.</p> <p><u>General comment</u></p> <p>SEPA re-iterate that they are not against a watercourse diversion in principle when it has been demonstrated these have been heavily modified previously. However, it will need to be demonstrated any watercourse diversion is achievable and capable of being authorised under the Water Environment (Controlled Activities) (Scotland) 2011. Well-designed watercourse diversion of previously modified watercourses can help to achieve further project aims such as biodiversity net gain and this we welcome <u>if demonstrated this is appropriate and achievable</u>. SEPA will require detailed design drawings of both proposed water course diversions with proposed cross sections, long sections within a detailed hydro geomorphological study and a flood risk assessment of each at the planning application stage that demonstrate this.</p>
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<p><b>Built and Cultural Heritage</b></p>	
<p>Comments within this section are primarily attributed to Environment Team – Built Heritage; and Archaeology.</p>	
<p><b>Impact on cultural heritage</b></p>	<p><u>Archaeology</u></p> <p>Cultural Heritage assessment of transportation / construction route required, taking account of any necessary road widening / bridge works. No cultural heritage assessment required within the main body of the development site (from an archaeological perspective).</p>

	<p>If any development or demolition works are proposed to 19<sup>th</sup> Century buildings within or in proximity to the development site, mitigation will be required.</p> <p><u>Built Heritage</u></p> <p>Detailed comments will be sought from Built Heritage as part of the Scoping process.</p>
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<b>Economic</b>	
<u>Planning Service</u>	
A statement of economic impact will be required as per NPF4 Policy 11c. This must consider the net economic impact of the development, including local and community socio-economic benefits.	
<b>Legal Agreements</b>	
Legal agreements may be required, depending upon mechanisms proposed to secure mitigation.	
<b>Other</b>	
<b>Hazards and Infrastructure</b>	N/A

<b>Developer Contributions</b>	
N/A	
<b>Pre-Application Procedures (relating to planning applications)</b>	
The application would be a national/major application. For applications falling within this category, there is a requirement on the applicant to carry out pre-application consultation with the community.	
<b><u>Proposal of Application Notice</u></b>	
The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 require that for any major or national development pre-application consultation must be undertaken. This requires a formal Proposal of Application Notice to be submitted to the Planning Authority at least 12 weeks prior to any formal planning application being lodged. Further information is available on the Council <a href="#">website</a> .	
It is noted that this process is underway (ENQ/2024/0139)	

### **Public Consultation**

Public consultation should be undertaken as the proposals develop to help both gauging the opinion of the local community and also scoping potential areas of conflict which could be addressed prior to submission of the application. Pre-application consultation is required with the public and local community council(s). At least two public consultation events must be held and publicised in the local press at least 7 days in advance of the event. Any subsequent planning application must be accompanied by a Pre-Application Consultation Report detailing the consultation undertaken, feedback received and how this has been incorporated into the scheme.

It is advisable to take into consideration all of the comments made by the public before a planning application is submitted to ensure that the public feel they have had an influence over the proposals. You need to conduct the pre-application consultation in line with our [SP=EED \(Successful Planning=Effective Engagement and Delivery\) guidelines](#).

### **Environmental Impact Assessment Screening (for planning applications)**

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 requires that certain developments must be screened to determine whether an Environmental Impact Assessment (EIA) is required to support a planning application.

It is noted that Scoping is underway (ENQ/2024/0903).

### **Community Councils**

In terms of the appropriate Community Councils to consult, the proposal is located within the Fyvie, Rothienorman and Monquhitter Community Council area. A development of the nature proposed may affect a number of adjacent Community Councils, as such it is recommended that the adjacent Community Councils are also consulted:

*Deer Community Council*

Contact details for all Community Councils can be found [here](#).

## **Planning Processing Agreements**

### **Processing Agreements**

A processing agreement is a way of helping developers, the Council and relevant stakeholders work together through the planning process. It involves setting out the key stages involved in deciding a planning application, identifying what information is required from whom and setting timescales for various stages of the process.

The Council actively encourages the use of processing agreements for energy, transmission and infrastructure applications. You are advised to contact the Councils' Strategic Development Delivery Team with a view to agreeing a Processing Agreement at the earliest possible opportunity. There is a charge for putting in place and managing a processing agreement which is part of the Priority Determination Service offered by the Council. Please

contact the Council for further information.	
<b>Contacts</b>	
Case Officer/Email	Name: James Hewitt Email: <a href="mailto:James.Hewitt@aberdeenshire.gov.uk">James.Hewitt@aberdeenshire.gov.uk</a>
Archaeology	Name: Claire Herbert Email: <a href="mailto:Claire.Herbert@aberdeenshire.gov.uk">Claire.Herbert@aberdeenshire.gov.uk</a>
Contaminated Land	Name: Peter Exon Email: <a href="mailto:Peter.Exon@aberdeenshire.gov.uk">Peter.Exon@aberdeenshire.gov.uk</a>
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issues or areas of concern and therefore the ultimate determination of any future application could differ from the conclusions reached in this preliminary assessment. We will, however, endeavour to highlight any consultees, external bodies or third parties that may have an interest in the application so that applicants can make contact themselves to discuss their proposals.

Pre-application case files are not publicly available but can be the subject of Freedom of Information and Environmental Information Regulation requests.

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[Aberdeenshire Council Local Development Plan](#)

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