

Appendix 3 - Alternatives to which SEA was Applied

The Alternatives to which SEA was applied are set out below;

Spatial Strategy

To avoid repetition between the Main Issues Report and the SEA please refer to the strategy set out in the Main Issues Report.

Strategy Elements - Inverness City Vision

Preferred Option

- prepare an updated city vision to inform where the key development and infrastructure priorities are for the city (such as those detailed above) and include this work in the Proposed Plan;
- highlight the major development sites still to be developed in Inverness in the Proposed Plan (listed above) and prioritise how and when these sites should be developed;
- prepare masterplans to highlight opportunities and provide guidance on how the development of these sites will affect the phasing of development in the A96 Corridor (or alternative);
- link our planning work closely with the work being done on the Local Transport Strategy to ensure that priorities for transport improvements to roads, public transport, cycling or pedestrian facilities are supported.

Alternative

Focus our efforts on opening up opportunities in the A96 Corridor (or alternative) as opposed to seeking the early consolidation and development of the existing areas identified within the city. Whilst this would ensure a long term supply of land for the whole area, it would not guarantee that some of the large sites currently allocated for expansion or regeneration are promoted as early priorities. We would also miss the opportunity to provide an up to date city vision that reflects our current thinking.

Strategy Elements - A96 Corridor

Preferred Option

- identify the development sites set out within the A96 Corridor Framework in the Proposed Plan;
- support early (2011-2016) phases of development across the corridor before major infrastructure is completed but subject to commitments in principle from the development industry and agencies like Transport Scotland and Scottish Water to ensure that all types of infrastructure (whether that be roads, public transport, schools or community facilities) are in place when they are needed;
- set out in the Proposed Plan the amount of development which will be allowed to proceed within the 2011-2016 and 2016-2021 periods across the corridor; and

- link the phasing of development to the outcomes of our work on the existing sites in Inverness (as set out in the previous section).

Alternative 1

allow no further development in the A96 Corridor until major infrastructure improvements are put in place. With the delivery of major transport improvements being subject to future spending reviews and funding allocations, the risk of adopting this approach is that the medium to long term housing land supply in Inverness and Nairn is restricted for a substantial period, with the knock on implications this will have on economic growth in the area. A second implication is that development will proceed on an incremental basis and that we lose the strategic overview that the A96 Framework gives us. There would also be increased pressure for development on greenspace in and around Inverness. Whilst there would be some environmental benefits in that areas currently earmarked for development could not progress, an incremental approach to development might take place. This may increase some of the environmental effects of the development.

Alternative 2

Widen the search for long term expansion sites to the rest of the Inner Moray Firth. This could include steering additional development towards other communities in Inverness-shire and in Easter Ross. Whilst existing local plans for these towns and villages do show that enough land is available for the projected growth in housing demand arising locally, the local development plan could look to accommodate a much higher level of growth in these locations, along with a site search for a new settlement. The Council's Inner Moray Firth Ports and Sites Strategy which was approved in 2006, highlighted the potential for long term candidate locations at Fearn-Kildary, Tore, Brahan and Kirkhill.

Spatial Strategy Elements – A96 Developer Contributions

Preferred Option

- prepare a policy in our Proposed Plan which states that all of the development proposed in the expansion areas across the corridor will contribute to a revised developer contributions protocol. The A96 Corridor Developer Contributions protocol will be an essential requirement for the development proposals in the A96 Corridor; and
- ensure that these developer contribution requirements are reflected in the investment plans of the Council and other infrastructure providers.

Alternative

Deal with developer contributions on a case by case basis. This would mean that before any large planning applications were agreed by the Council, we would undertake a full assessment of the facilities and infrastructure improvements required. Whilst this could still lead to improvements to infrastructure it could lead to us not being consistent and missing out on opportunities for investment.

Spatial Strategy Elements – East Inverness

Preferred Option

- support early (2011-2016) phases of development at East Inverness before major infrastructure is completed but subject to commitments in principle from the development industry and agencies like Transport Scotland and Scottish Water to ensure that all types of infrastructure (whether that be roads, public transport, schools or community facilities) are in place when they are needed;
- seek early gains on infrastructure provision associated with the first phase:
- set out the priorities for development in the area in the period from 2016 to 2021; and
- identify how these development priorities can assist in delivering improvements to open space provision, transport improvements (for example the A96-A9 link, park and ride facilities or better provision of walking and cycling networks in the area.

Alternative

An alternative approach we could adopt would be to only identify the sites in East Inverness area that would be developed in the period up to 2016. Whilst this would have some environmental benefits, it would not reflect the levels of growth needed for the long term, and could result in a more incremental approach to development in the area and increased pressure for development on inappropriate greenspace in and around Inverness.

Spatial Strategy Elements – Nairn

Preferred Option

- reflect the existing Local Plan sites within the updated strategy for the town including a broad corridor where the bypass can be delivered;
- identify the expansion sites at Delnies and Nairn South in the Proposed Plan;
- seek views from people on the type and mix of development identified in these areas;
- identify where development should be allowed to take place in the 2011-2021 period on all of the expansion sites; and
- identify where infrastructure improvements are required both before and after the by-pass is physically delivered and how these development sites fit with the long term proposals for the by-pass itself.

Alternative

restrict development in Nairn to those sites already identified in the existing Local Plan, until such time as they are completed. Only then would

development on the sites at Delnies or Nairn South or other small scale extensions to the town be appropriate. Whilst this approach would allow control of development, it might lead to a restriction in choice for new housing in Nairn, and reduce the opportunity there is to deliver the Nairn bypass. It might also lead to an incremental approach to development.

Spatial Strategy Elements – Tornagrain

Preferred Option

- support the role of Tornagrain as a means of meeting the long term housing needs of the area;
- identify the safeguards that must be put in place to deliver the services and facilities that a new settlement such as this will require; and
- support early (2011-2016) phases of development at Tornagrain before major infrastructure is completed but subject to commitments in principle from the development industry and agencies like Transport Scotland and Scottish Water to ensure that all types of infrastructure (whether that be roads, public transport, schools or community facilities) are in place when they are needed. This phasing strategy will be an important part of our Proposed Plan.

Alternative

We have not identified a reasonable alternative to this approach

Spatial Strategy Elements - Smaller Settlements in the A96 Corridor

- identify the potential growth of the smaller villages in the A96 Corridor areas as set out in the framework; and
- identify the appropriate scale of development that may be expected in these areas.

Alternative

We have not identified a reasonable alternative to this approach

Spatial Strategy Elements – Caithness and North Sutherland

Preferred Option

- identify the key development priorities for Caithness in the Proposed Plan;
- put in place policies which support the growth of marine renewables in the Pentland Firth and the facilities and industry required to support them; and
- provide updated guidance in the form of an updated Dounreay Planning Framework which will be adopted as Supplementary Guidance.

Alternative

We have not identified a reasonable alternative to this approach

Spatial Strategy Elements – Nigg and Easter Ross

Preferred Option

- identify the Nigg Yard as a strategic development site for the Highlands;
- put in place a policy which updates the provisions of the current Ross & Cromarty East Local Plan, and which recognises and supports the framework set out within the Nigg Masterplan; and
- support the economic development of other strategic sites in the Cromarty Firth.

Alternative

We have not identified a reasonable alternative to this approach

Spatial Strategy Elements – Development of Local Centres

Preferred Option

- emphasise the important role that all towns and villages play in the future development of the Highlands;
- identify the role that each settlement plays in the local and Highland context by setting out a settlement hierarchy; and
- take into account any shortages of housing or other land that might be identified through this consultation so that these can be addressed within the Proposed Plan, or prioritised for future Local Development Plans.

Alternative

We have not identified a reasonable alternative to this approach

Spatial Strategy Elements - Wider Countryside and Fragile Areas

Preferred Option

- put in place a consistent approach to development in the Highland countryside, by identifying the important areas to be protected, and other constraints that will apply;
- identify the areas of countryside around our main settlements where there will continue to be high demand for housing development in the countryside and protect these areas; and
- support development in fragile areas, where there is a need to retain and grow population, and sustain local services.

Alternative

We have not identified a reasonable alternative to this approach

Sustainable Highland Communities

Housing Land Supply

Preferred Option

- adopt a positive approach to the delivery of effective allocated housing land to address the highest rate of projected population and housing growth

Alternative

Develop policy in line with a lower level of projected population growth based on assumptions of declining in-migration and a consequent slow down in economic growth.

Housing in the Countryside

Preferred Option

- identify areas of development pressure for housing in the countryside;
- put in place an approach which supports the development of well sited and designed houses in the countryside within these areas;
- prepare a Housing in the Countryside Design Guide which will be used as supplementary guidance; and
- review the approach we currently take in Caithness, given the need for regeneration to be a key priority.

Alternative 1

restrict further building in the countryside, beyond that which is required for agricultural or other rural business needs. This would have environmental benefits in protecting the countryside from development, but would not offer the opportunity for further development that fits well with the landscape and with existing housing groups.

Alternative 2

To have a less restrictive policy, with much smaller pressured areas, mainly located around the edges of the city and towns. This would open up the opportunity for a much greater level of housing in the countryside, whilst protecting the areas surrounding our major settlements. It could however lead to the development of additional housing in locations which are not suitable.

Affordable Housing

Preferred Option

- amend the requirement for affordable housing in line with the outcomes of the Housing Needs and Demand Assessment;
- reduce the threshold for affordable housing provision from 10 to 4 houses in areas where this is justified by the evidence from the Housing Needs and Demand Assessment;
- consider increasing the percentage of affordable housing provided by developers where this is justified by local needs; and

- consider innovative methods of delivery of affordable housing.

Alternative 1

Continue with the existing policy of 25% of affordable houses on sites of 4 or more in Lochaber, West Ross, Skye & Lochalsh and Sutherland, and sites of 10 or more in across the rest of Highland. This means it will be harder to address the existing backlog of need and serious shortages in many communities may continue.

Alternative 2

Decrease the threshold to 4 throughout Highland. This would increase the potential delivery by some 5% but with more significant local impacts. On its own this is not considered to be a viable option as it does not make a significant improvement in overall delivery.

Planning for an Ageing Population

Preferred Option

- Identify the need for housing suitable for older people with partners such as NHS Highland and preferred new build solutions;
- Put in place a policy that will help identify housing sites that are particularly suitable for older people and people with disabilities and encourage them to be brought forward for this use (particularly those sites which are centrally located in communities and / or close to appropriate facilities);
- Identify the proportion of new housing (both affordable and open market) on appropriate sites which must be delivered as housing suitable for older and / or disabled people and prepare supplementary guidance to enable this delivery and:
- include guidance in our Proposed Plan on the needs for and locational requirements of care home provision.

Alternative 1

Do nothing – rely on market forces to deliver adapted housing through a combination of: conversion of existing properties, “retirement villages” and similar, and purpose built semi sheltered accommodation. This may not be a viable option as it does not meet the requirements of Scottish Planning Policy 3 and the Housing Need and Demand Assessment Guidance issued by Scottish Government.

Alternative 2

Continue with existing Structure Plan Policy H7 (Housing for varying needs) which encourages the provision of a range of house types, particularly lifetime homes. The increase in the number of houses suitable for older and disabled between 1998 and 2007 did not keep pace with the growth in the population of older people and it is unlikely that this policy, as currently written, can meet increasing rates of need.

Gypsy/Travellers

Preferred Option

- set out the tests against which the need for proposed new gypsy traveller sites will be assessed;
- utilise the findings of the Gypsies / Travellers' needs assessment and take into account the need for new sites, considering the impact on surrounding properties and communities and the availability of services and management; and
- use any information we gather on this to inform the Council's approach to transit and temporary stop over sites.

Alternative

We could deal with proposals for Gypsies / Traveller sites on a case by case basis. This would however potentially lead to an inconsistent approach across the area and an increase in the number of unauthorised sites.

Retailing

Preferred Option

- put in place policy which supports the role that town centres will continue to play in meeting shopping needs;
- identify a hierarchy of larger retail centres and encourage appropriately sized development in these areas;
- assess proposals outwith the retail centres against their impact on the retail centres and the relative accessibility of the sites proposed;
- develop a policy which supports the delivery of local retail facilities as part of the masterplanning of major expansion sites.

Alternative 1

Let developers lead on the location of retail proposals, with the Council judging each proposal on a case by case basis.

Alternative 2

Direct retail development to specific sites. Also we could draw very tight boundaries around existing retail areas and outside of this boundary assess any retail development proposals against specific criteria such as accessibility.

Developer Contributions

Preferred Options

- seek proportionate developer contributions where an additional pressure would be put on existing facilities in a community as a result of new development; and
- bring forward a consistent, transparent method of collecting and recording these contributions across Highland.

Alternative

Continue to react on a case by case basis to the need for developer contributions. This ensures each case is considered on its merits but it can dramatically slow down the planning system and future development. This can also lead to an inconsistent approach to developer contributions with not all developments being treated the same. Using this approach would offer no certainty to developers on what level of developer contributions the Council may seek.

Safeguarding Our Natural Environment

Natural, Built and Cultural Heritage

Preferred Option

- take account of natural, built and cultural heritage by mapping known features and protecting them in accordance with their importance;
- provide a link to the relevant legislation and national policy that provides more detailed guidance; and
- encourage a positive and holistic approach to biodiversity by asking developers to address all species and habitats issues across their sites and adjoining areas arising from the development.

Alternative

A more formal heritage designations led-approach could be used which would map every feature individually and detail the particular legal or national policy protection that applies to it. This would add considerably to the Plan length and repeat policy and guidance that is stated elsewhere. It would also not address heritage interests outwith designated sites.

Previously Used Land

Preferred Option

- identify a Highland wide target for development on previously used land within our Proposed Plan; and
- develop a policy which will require site investigations and risk assessment which will identify remediation works to bring sites to a standard suitable for new use.

Alternative

We have not identified a reasonable alternative to this approach

Wild Land

Preferred Option

- identify areas of wild land and include these as a development constraint within our Proposed Plan; and
- put in place a policy to assess planning applications which come forward in these areas which will take into account the level of impact, the degree of wildness of the area and any proposed mitigation.

Alternative Option

The alternative to this approach is not to identify Wild Land as a constraint on development, as it is a local designation and is not contained within any legislation.

Water Environment

Preferred Option

- clearly indicate the quality and status of water bodies in the Local Development Plan;
- ensure the water environment will be an important consideration in making decisions on planning applications; and
- not support development that is shown to have a negative impact if there are no acceptable plans in place to reduce that impact.

Alternative Option

A reasonable alternative is not to include a policy on this within the Highland wide Local Development Plan. If this was the case, greater reliance would be placed on the role of the Scottish Environment Protection Agency for the conservation and enhancement of the water environment and the Highland Council would continue to consult SEPA on individual applications.

Sustainable Development and Climate Change

Renewable Energy

Preferred Option

- set out updated targets for energy developments of different types – these targets will be a guide, and not a “ceiling”;
- identify broad areas of search where different types of renewable energy technology developments, especially larger on-shore wind and the location of land based supporting development for marine renewables, could take place. This will be included within supplementary guidance;
- identify areas to be given protection from these types of development and this will also be included within this supplementary guidance;
- set out criteria for consideration of proposals in the rest of the Highland area for these types of development and this will also be included within this supplementary guidance;
- identify the opportunities and potential locations for any supporting infrastructure relating to manufacturing, assembly, servicing and maintenance; and
- support smaller developments for micro-renewables

Alternative

We could only allow renewable energy developments to take place where there is capacity in the national grid to take the additional electrical load and only allow more developments as grid reinforcement works proceed geographically.

Flooding

Preferred Option

- require developers to produce a flood risk assessment to accompany any planning application in areas within or adjoining areas of unacceptable risk;
- identify areas of flood risk on maps to help direct development away from areas at risk from flooding; and
- only support proposals within areas of flood risk if adequate mitigation can be secured.

Alternative

adopt a more prescriptive policy which would resist certain types of development within specific, mapped areas. This would use the best data currently available to map areas of unacceptable risk and would presume against specified types of development within these areas. This approach would be effective in directing development away from flood risk areas, but might not allow for solutions to provide further protection from flooding in the area to be put in place.

Waste Management

Preferred Option

- have a waste management policy which directs waste management facilities to existing or proposed industrial and business sites in the first instance;
- examine other sites to ensure a range of opportunities exist. This could include the potential for energy from waste proposals to be included as part of major housing or commercial proposals;
- outline specific requirements for the design of new developments to provide for the provision of local facilities, for the submission of site waste management plans and by the identification of particular opportunities for district heating schemes; and
- require developers to deliver these benefits as part of major development schemes.

Alternative

allocate land specifically to accommodate strategic waste management facilities. This would have the benefit of providing certainty about the intention for particular sites and communities would know that sites were specifically for these particular facilities. However, this would require certainty about the requirements and would not be flexible to accommodate change if the sites were not available in the time period needed.

Air Quality

Preferred Option

- ensure that new developments are designed to minimise their impact on air quality; and
- ensure proposals which may affect air quality are assessed against a recognised standard.

Alternative

We have not identified any reasonable alternatives to this approach

Sustainable Design

Preferred Option

- develop policy in line with government guidance seeking a reduction in emissions for larger scale developments; and
- put in place supplementary guidance on sustainable design and residential layout.

Alternative

We have not identified a reasonable alternative to this approach

A Competitive, Sustainable and Adaptable Highland Economy

Business and Industrial Land

Preferred Option

- identify the strategic sites for economic development in the Highlands;
- put in place a policy which supports economic development proposals in the right location;
- adopt a flexible and pro-active approach to proposals for major inward investment;
- promote the role of small scale rural businesses;
- put in place a policy which encourages developers to bring forward mixed use proposals which allow for appropriate small scale business and commercial developments to be co-located with major housing developments. This could be made a requirement of large scale masterplanning proposals for over 100 houses; and
- support high quality tourism proposals in appropriate locations.

Alternative

only support development of land identified specifically for business and industrial land. Whilst ensuring that development would be more tightly controlled, and therefore having a lesser impact on the environment, this would run the risk of not being flexible enough to accommodate major development proposals which come forward in specific areas where no such land is available at that time. It would also not allow development of housing and business opportunities to take place in conjunction with one another.

Accessibility and Transport

Preferred Option

- identify priority routes to improve investment opportunities in the Highlands;
- provide a clear link with the objectives and policies highlighted within the Local Transport Strategy (and shown above);
- where appropriate seek contributions from new developments for projects outlined in the Council's strategy and/or identified in the Scottish Government Strategic Transport Projects Review;
- place an emphasis on the reduction of emissions and promote the use of cleaner fuels; and
- seek to support the delivery of an effective network of rural fuel stations throughout Highland.

Alternative

We have not identified any reasonable alternatives to this approach

Agricultural Land

Preferred Option

- protect prime agricultural land in either class 1, 2 or 3.1 of the Macaulay Institute classification; and
- allow development of prime agricultural land only if the development is an essential component of the settlement strategy or necessary to meet an established need.

Alternative

protecting additional agricultural land such as that not in the 'prime agricultural' classifications. This would lead to a greater level of protection for agricultural land but may also limit development opportunities of particular areas.

Subdivision of Existing Croft

Preferred Option

- protect croft land through joint working between the Highland Council and the Crofters Commission and the Scottish Government;
- encourage the Scottish Government to carry out an assessment of the crofting impact of the development of a single house on a croft before a planning application is determined; and
- ensure that opinions on the agricultural value of land for crofting purposes can be taken into account in the planning decision.

Alternative

We could allow no more than one additional house on a croft. This would provide effective protection of croft land from cumulative single house development.

Allocation of Inbye Land

Preferred Option

- create a selection process which looks to examine options for development outwith crofting in-bye or on common grazings; and
- consult Grazings Committees on land they wish to put forward for consideration for development.

Alternative

No further development on inbye land is the most effective approach for preserving the best croft land. However, particularly outwith our Hinterland of Towns where development prospects are marginal, and large estates control a large percentage of the land, this could have a negative impact on effective land supply.

New Crofting Townships

Preferred Option

- provide a policy basis for considering proposals for new crofting townships;
- encourage community consultation to be carried out before submission of a planning application.

Alternative

We could require that these proposals must always come through and be considered as part of an Area Local Development Plan review or not consider proposals within the Hinterlands of Towns (pressured areas for housing). This provides scope within the more fragile areas, but would not support new entrants within the Hinterland of Towns.

Small Scale New Crofts

Preferred Option

- consider proposals under our Housing in the Countryside policy;
- require a woodland management plan, which meets UK Forestry Standard, to be submitted with any planning application for a new woodland croft; and
- ensure that before planning applications are determined that the proposed development is on a genuine croft which is registered with the Crofters Commission. Working arrangements with Crofters Commission and Forestry Commission are critical.

Alternative

It is possible that we could alter the Housing in the Countryside guidance to require proof of need to be onsite for essential care of a croft. This provides effective safeguards but would constrain woodland crofts which are much less likely to justify onsite for essential care.

Coastal Development

Preferred Option

- provide a clear link between the Local Development Plan and the Coastal Development Strategy to ensure that the right development can take place in coastal areas;
- put in place a general policy covering this topic to ensure appropriate development is not hindered where it will not have an impact on any specific designation or the character of the area; and
- put in place a general policy on fish farming and other aquaculture activities to ensure there is an appropriate and consistent framework for assessing planning applications that can be applied Highland wide. This could be done by preparing supplementary guidance.

Alternative

Identify search areas that are sensitive either for scenic, ecological or environmental reasons to fish farm development and other areas that are potentially suitable or if there is conflict with other regulatory regimes. This would be subject to detailed location and environmental consideration.

Forestry and Woodland

Preferred Option

- manage the resource whilst maximising multiple benefits and direct development in a way that allows forest and woodland management to integrate well with other land uses in an area;

- provide a link to the Highland Forest and Woodland Strategy 2006 to maximise opportunities for new and existing forests and woodlands;
- consult shortly on an interim revision of the Highland Forest and Woodland Strategy 2006, focussing only on areas of change such as climate change (with full review in 5 years); and
- provide supplementary guidance on protection of trees/ woodland and on new woodland cover/ landscaping for new developments.

Alternative

Do not have an interim review of Highland Forest and Woodland Strategy 2006 and wait for full review in five years. Do not offer supplementary guidance and rely instead on enhanced consideration of tree and woodland issues at planning application stage particularly through new major applications process (assessment on a case by case basis).

Minerals

Preferred Option

- safeguard all economically significant mineral reserves from incompatible development;
- create a buffer zone around quarries so that incompatible uses such as housing are not located too close to quarries; and
- expect all new and extension minerals developments to deliver a package of mitigation and restoration that will not damage:
 - a. the local environment;
 - b. residential amenity; and
 - c. infrastructure capacities.

Alternative

The Council could specifically identify sites for new quarries or broader areas of search could be mapped which would show economically significant mineral reserves where they occur in areas of few environmental and other constraints.

A Healthier Highland

Open Space and Physical Activity

Preferred Option

- have a Highland wide policy which will protect open space and where appropriate improve open space through the use of developer contributions;
- put in place a policy to make sure that our supplementary guidance on Open Space in New Residential Development is used in places where additional pressure on open space is caused by new development;
- identify opportunities for green networks and the role that they play in improving opportunities for access and open space provision; and
- ensure that the Facilities Planning Model, which identifies where additional facilities are desirable, is taken into account when we decide on planning applications.

Alternative

We have not identified a reasonable alternative to this approach

Access to the Outdoors

Preferred Option

- make sure that our Core Path Plans are adopted as supplementary guidance to the Local Development Plan and used effectively when decisions are being taken on planning applications;
- protect access rights and improve provision for access to the outdoors;
- encourage developers to take account of access issues when new proposals are being brought forward; and
- support the long distance routes, due to the economic benefits that these bring to the Highlands.

Alternative

We have not identified a reasonable alternative to this approach

Topics not covered by the Main Issues Report but to be included in the proposed plan

Green Networks

Preferred Option

- safeguard and enhance functioning green networks;
- identify green networks as a constraint in the A96 area where functional green networks presently occur,
- identify where it is desirable that green networks should be augmented in order to improve connectivity.

Alternative

We have not identified a reasonable alternative to this approach

Water and Waste Water Infrastructure

Preferred Option

- Ensure adequate capacity exists in existing networks in areas where we propose new development;
- Continue dialogue with Scottish Water where we believe improvements may be required;
- Ensure we highlight capacity constrained areas;
- Highlight Scottish Water investment priorities and link these to the expansion sites; and
- Promote development linked to the public water and waste water systems.

Alternative

We have not identified a reasonable alternative to this approach

Design Quality

Preferred Option

- Promote high quality of design in all areas of Highland;
- Promote Sustainable Design;
- Reflect Updated design guidance at a national level including the emerging Designing Streets;
- Ensure the design of residential development promotes the use of active travel and links well with public transport;
- Ensure Design and Access Statements are produced for proposed Major Developments;
- Make Use of Design Review Panels; and
- Prepare Supplementary Guidance on Residential Layout and Design linking to the emerging guidance on road layout produced by Highland Council Transport, Environment and Community Services.

Alternative

We have not identified a reasonable alternative to this approach