

Inner Moray Firth
Local Development Plan

Strategic Environmental Assessment
Finalised Environmental Report

May 2015

SEA ENVIRONMENTAL REPORT – COVER NOTE

PART 1

To:

SEA.gateway@scotland.gsi.gov.uk

or

SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh
EH6 6QQ

PART 2

An Environmental Report is attached for:

Inner Moray Firth Local Development Plan

The Responsible Authority is:

The Highland Council

PART 3

Contact name

Lynn Clarke

Job Title

Planner

Contact address

Planning & Development Service
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Contact tel no

01463 702291

Contact email

Lynn.clarke@highland.gov.uk

PART 4

Signature

L Clarke

Date

27/05/2015

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**Inner Moray Firth Local Development Plan
Strategic Environmental Assessment
Finalised Environmental Report
May 2015 Update**

Following the publication and consultation on the Strategic Environmental Assessment – Environmental Report which accompanied the Inner Moray Firth Local Development Plan Main Issues Report and the Revised Environmental Report which accompanied the Inner Moray Firth Proposed Local Development Plan we are now publishing a Finalised Environmental Report which accompanies the Proposed Plan as modified post Examination.

The Report changes are not significant and take account of comments made by Consultation Authorities during consultation on the Revised Environmental Report in 2013.

Modifications made to the Inner Moray Firth Local Development Plan and Strategic Environmental Assessment Implications

The Examination Report published in March 2015 recommended a number of changes were made to the plan. The more significant (in environmental effects terms) modifications are listed below:

- New allocations:
 - Druid's Temple, South Inverness for 96 homes
 - South East of Evanton Bridge, Evanton for 30 homes
- Delete allocations:
 - IN32 Knocknagael, South Inverness for 87 homes
 - IN45 Inshes Small Holdings, South Inverness for 167 homes
 - NA9 Nairn South (long term), for 410 homes, business and community
 - CB3 Land to South West of High Street, for 39 homes and community
 - CM3 Daffodils Field for allotments
 - SP2 Railway Station for business/tourism use
- Significant boundary / site area / use changes:
 - AL12 West of Teaninich Wood, Alness – 7.4 ha increase in site area
 - BE7 Fraser Street, Beauly – addition of built development option
 - IN6 Bridge Street, Inverness – exclusion of oldest part of Town House
 - IN9 Inverness Harbour – 8.6 ha decrease in site area
 - IN49 Bogbain (West) – 10.4 ha decrease in site area
 - IN57 Essich Road (West) – addition of housing use and increased density of development
 - ML2 Brae Farm, Munlochy - 29 housing unit increase in capacity
 - TN5 Knockbreck Road – 6.5 ha increase in site area

More minor boundary changes and/or requirements for several other sites were also recommended in the Examination Report. It is not anticipated that the changes to the plan as recommended in the Examination Report will have a significant environmental effect either alone or cumulatively give the mitigation already included in the plan and added by the Reporters in terms of additional developer requirements text. Appendix 6 includes all of the modifications made by the Reporters and the SEA implications. Of a more minor nature given the above changes the site references has changed. Site references have been updated throughout the Environmental Report to reflect this.

The Council considers that the Report of Examination and the modifications within it took account of the Revised Environmental Report which was submitted to Scottish Ministers in June 2014.

The Examination Report can be viewed online via the following link: www.highland.gov.uk/imfldp

Non-technical summary

This is the finalised Environmental Report for the Inner Moray Firth Local Development Plan. The Strategic Environment Assessment has been subject to consultation at the number of stages and the Post-Adoption Statement will set out how and when The Highland Council took on board these comments.

If you have any questions please do not hesitate to contact the Development Plans Team using the details below.

Post

Planning and Development Service
The Highland Council
Council Headquarters
Glenurquhart Road
Inverness
IV3 5NX

E-mail

devplans@highland.gov.uk

Fax

(01463) 702298

Phone

(01349) 886608

What is the Purpose and/or objectives of the Inner Moray Firth Local Development Plan

The Highland wide Local Development Plan (HwLDP) sets the strategic planning policy context for the Inner Moray Firth Local Development Plan (IMFLDP). The IMFLDP details land use allocations to deliver the Inner Moray Firth Vision and Spatial Strategy. The HwLDP contains the general policies, such as those regarding waste management, affordable housing and transport which will be applicable in the area.

The Inner Moray Firth Local Development Plan aims to:

- enable sustainable Highland communities;
- safeguard the environment;
- support a competitive, sustainable and adaptable Highland economy;
- achieve a healthier Highland; and
- provide better opportunities for all and a fairer Highland.

The IMFLDP will replace the elements of the Inverness Local Plan (2006), Nairnshire Local Plan (2000), the Ross and Cromarty East Local Plan (2007) and Badenoch and Strathspey Local Plan (1997) which have been continued in force by The Town and Country Planning (Continuation in force of Local Plans) (Highland) (Scotland) Order 2012. It will also update relevant site based provisions of the Highland-wide Local Development Plan.

It has a relationship with a number of other plans but those which are most relevant include:

- The Highland Local Transport Strategy;
- The Highland-wide Local Development Plan; and
- The Highland Council's Programme.

What is the state of the current environment?

General

The Inner Moray Firth Local Development Plan covers an area (including all islands at low water) is 5128 square kilometers. This is 6.51% of Scotland.

Biodiversity, Flora and Fauna

Natural heritage designations cover a range of habitats in the Inner Moray Firth area. The number designated sites within the plan area is shown in the table below.

Designation	Number of Sites	Area covered (Hectares)
Site of Special Scientific Interest	67	77124
Special Area of Conservation	24	216365
Special Protection Area	17	82251
National Nature Reserve	3	17482
Site of Local Nature Conservation Importance	0	0
Local Nature Reserve	1	55.28
Ramsar	6	16390

Source: SNH Site Link March 2012

The Moray Firth Special Area of Conservation lies adjacent to the plan area. In addition the Cairngorms National Park lies just to the south of the Local Development Plan boundary.

There are also a number of forestry features in Highland much of which is included in the semi-natural and ancient woodland inventory (14,812ha) and there are also large areas of commercial forestry including 70,208ha controlled by Forestry Commission Scotland. There are extensive semi-natural areas of woodland in the south and west of the plan area. While many of these are not covered by statutory designations, it does highlight these areas as potentially high value ecological habitat.

Population

The population of the plan area is 133,004 (60% of the Highland population) and is expected to grow to around 155,132 by 2031. The current population density is 25.9 people per square kilometre compared to the Highland population density of 8.6 people per square kilometer. Please note that this is based on the 2001 Census and household projection data, the figures at plan level for the Population are not available in time to inform this plan.

Human Health

Information from the census is one of the best and simplest methods we have of health of our population. The information on this from the 2011 Census is not yet available. In the 2001 Census, in Highland the percentage of total with a long term limiting illness is 18.4% which is below the 20.3% average in Scotland as a whole.

Soil

Given the scale of the area of the plan and the diversity of its land there are a wide range of different soil types. There are large swathes of prime agricultural land, particularly in coastal areas of the plan. There is potential for development to affect the prime land resource in Scotland. There are a number of different types of peat based soils and a large areas of peatland. This information is supplemented by Map 6 of the Land use Strategy for Scotland the depth of peat in Highland, however there is limited peat to be found around the Moray Firth. Peat is important in terms of its carbon storage properties and the habitats (many of which are water dependant) which it provides.

Water

The quality of the freshwater environment is recognised internationally for its importance as a spawning ground for wild salmon and use by whisky distilleries. The many lochs and rivers that characterise the local area are important for local economies and provide the scenic backdrop that encourages so many tourists to the area.

Air

Highland is not as affected by air pollution from extensive road networks and heavy industries as the rest of Scotland. The Highland Council undertake annual air quality reviews of their areas to ensure that the national air quality objectives will be achieved.

If air quality drops below a certain level then an Air Quality Management Area must be designated. At present there are none in the plan area.

Climate Change

In Highland one of the main contributors to climate change is transportation due to the emissions of carbon dioxide. High levels of CO₂ and other “greenhouse gases” in the atmosphere are thought to accelerate the Earth’s natural warming. Warming is predicted to have a variety of environmental consequences including increased frequency and severity of storm events, as well as rises in sea level. Changes in rainfall patterns could lead to increased erosion and pollution associated with surface run-off.

There is a significant amount of Peat in Highland and this has carbon storage qualities (albeit more limited within the area covered by this plan. The removal and disturbance of peat can mean the stored carbon is released and may contribute to climate change.

Material Assets

For the purposes of this Environmental Report waste, access and transport are considered to be material assets. In terms of waste it is considered that the materials and management of waste as a result of development is a key consideration given the potential location and scale of development.

There is a large path network in Highland much of which is concentrated around the population centres in the Inner Moray Firth area.

The Highland area has a diverse transportation network encompassing one of the longest road networks in Scotland. Generally the transport infrastructure across Highland comprises of:

- 6730km/4182 miles of locally adopted road;
- 1400 bridges (span greater than 3 metres) and 700 structural culverts (up to 3 metres);
- 951km of trunk road;
- 108 harbours, slipways and piers; and
- 2 airports

Cultural Heritage

There are a number of cultural and built heritage features in Highland. These are set out in the table below:

Designation	Number of Sites
Schedule Monuments	335
Listed Buildings	A - 122 B - 1176 C(S) – 717
Entry in Inventory of Gardens Designed Landscapes	21
Conservation Areas	20
Entry in Inventory of Historic Battlefields	2

The Highland Historic Environment Record includes 53677 records of all known archaeological sites, historic buildings and historic landscapes that make up the archaeological and historical heritage of the Highland area.

Landscape

This local development plan covers a large area and therefore it can be expected the landscape varies significantly across the area. A number of Landscape Character Assessments cover the plan area and describe the variety of landscape character types across the area. The Munro's, Corbett's and other hills and mountains are key features in the landscape and attract visitors to the area year after year.

There are nationally important landscapes in the area and these are recognised by being designated as National Scenic Areas (NSAs). There are three NSAs wholly or partly within the plan boundary (Glen Strathfarrar, Glen Affric and Dornoch Firth) and one NSA adjoining the plan boundary (Kintail).

Wild land is found in some of Scotland's remoter upland, mountain and coastal areas, which are very sensitive to any form of intrusive human activity. There are four wild land areas partly within the plan boundary (Rhiddoroch – Beinn Dearg – Ben Wyvis; Central Highlands; Braeroy – Glenshirra – Creag Meagaidh and Monadhliath).

There are 8 Special Landscape Areas within the plan area, citations for these have been prepared and are available [online](#). The boundaries of these areas have been considered in preparation of the plan modifications have only been made to the Drynachan, Locindorb and Dava Moors SLA boundary.

What might happen if the Inner Moray Firth Local Development Plan was not completed?

Without the Inner Moray Firth LDP, the approach taken would be to rely on existing development plans, some of which are now significantly out of date with some land allocations now fully built out. While the Highland-wide Local Development Plan contains a number of general policies in relation to the strategic protection and safeguarding of the environment, area local development plans such as the Inner Moray Firth Local Development Plan are key to determining planning applications for more major developments within the city, towns and villages across the area as they contain specific local detail including cross settlement objectives and requirements for developments.

What are the current environmental problems?

A number of problems have been identified and are contained in the body of the report however they can be summarised as:

- The potential exists for European protected species and other protected species on the site to be affected.
- Risk of habitat loss and fragmentation.
- Increasing population leading to increases traffic in and around the larger settlements at peak times.
- Loss of recreational access.
- Impacts on nationally important geological features
- Potential for adverse impacts on the water environment during construction works.
- Increased emissions.
- Climate change impacts.
- Risk of impact on cultural heritage features.
- Any new development will have an affect on landscape character.

Assessing the options

The vision and Spatial Strategy for the Plan, including area visions and strategies have been assessed as well as the general policy and policy approaches (Appendix 3a for those included in the plan and appendix 3b for the alternative approaches) and all sites (appendix 4a for those included in the plan and appendix 4b for the alternatives). Following discussion with the Consultation Authorities we have assessed each of these options against the following SEA objectives:

1	Maintain and enhance designated wildlife sites, biodiversity, valuable habitats and protected species, avoiding irreversible losses
2	Maintain, enhance and create green networks for wildlife and people
3	Provide opportunities for people to come into contact with and appreciate nature/natural environments
4	Protect and enhance human health
5	Retain and improve quality, quantity and connectivity of publicly accessible open space
6	Protect and enhance outdoor access opportunities and access rights including rights of way and core paths
7	Reduce contamination, safeguard soil quantity and quality
8	Minimise waste
9	Avoid impact to and where possible enhance the water environment
10	Maintain water abstraction, run-off and recharge within carrying capacity (inc future capacity)
11	Maintain air quality
12	Reduce vulnerability to the effects of climate change
13	Increase proportion of energy from renewable sources
14	Reduce the need to travel/increase opportunities for walking, cycling and public transport
15	Protect and where appropriate enhance the historic environment
16	Value and protect the diversity and local distinctiveness of landscapes
17	Conserve and enhance landscape character and scenic value
18	Safeguard wild area qualities

You can find the full assessment results for the Vision and Spatial Strategy as well as those for the general policy approaches in Appendix 3 and below we have identified the significant affects:

It is anticipated that the **Inner Moray Firth Vision and Spatial Strategy** may have a significant positive effect on biodiversity, human health, climatic factors and material assets. No significant negative effects are anticipated.

It is anticipated that the **Inverness-Nairn Vision and Spatial Strategy** may have a significant positive effect on biodiversity, human health, climatic factors and material assets. No significant negative effects are anticipated.

It is anticipated that the **Ross-shire Vision and Spatial Strategy** may have a significant positive effect on human health, climatic factors and material assets. No significant negative effects are anticipated.

It is anticipated that **Policy 3 - Other Settlements** may have significant positive effects on human health and material assets. No significant negative effects have been identified.

It is anticipated that **Policy 4 - Water and Waste Water Treatment in the Inverness-Nairn Growth Area** may significant positive effects on biodiversity and water. No significant negative effects have been identified.

It is anticipated that **Policy 4 - Water and Waste Water Treatment in the Inverness-Nairn Growth Area** may significant positive effects on biodiversity and water. No significant negative effects have been identified.

No other policy approach (or alternative) is anticipated to have a significant effect either positive or negative.

You can find the full assessment results sites included in the Plan and alternatives in Appendix 4. Below we have identified sites, which are included in the Plan, where there may be significant effects before mitigation is carried out:

Settlement	Site Reference	SEA Question Topic	Significantly Positive Effect	Significantly Negative Effect
Alness	AL1	Proximity to bad neighbour uses		X
Alness	AL5	Active travel	X	
Alness	AL12	Within settlement boundary	X	
Alness	AL13	Flood risk		X
Alness	AL14	Flood risk		X
Ardersier	AR1	Soil quality and capability		X
Ardersier	AR2	Soil quality and capability		X
Ardersier	AR3	Soil quality and capability		X
Ardersier	AR4	Soil quality and capability		X
Ardersier	AR5	Flood risk		X
Ardersier	AR8	Soil quality and capability		X
Auldearn	AU1	Active travel	X	
Auldearn	AU2	Active travel	X	
Auldearn	AU3	Brown field/green field land Soil quality and capability Active travel	X	
Avoch	AV2	Active travel	X	
Avoch	AV3	Active travel	X	
Avoch	AV4	Active travel	X	
Avoch	AV5	Landscape character		X
Cawdor	CD1	Road safety Renewable energy Active travel	X	
Cawdor	CD2	Road safety (off	X	

		site) Renewable energy Active travel		
Cawdor	CD3-10	Road safety (off and on site) Renewable energy Active travel	X	
Conon Bridge	CB1	Landscape character	X	
Conon Bridge	CB2	Active travel	X	
Conon Bridge	CB3	Active travel	X	
Conon Bridge	CB4	Active travel	X	
Conon Bridge	CB5	Active travel	X	
Conon Bridge	CB6	Active travel	X	
Cromarty	CR1	Active travel	X	
Cromarty	CR2	Active travel	X	
Dingwall	DW1	Flood risk		X
Dingwall	DW7	Flood risk		X
Dingwall	DW8	Flood risk		X
Drumnadrochit	DR4	Flood risk		X
Evanton	EV2	Landscape		X
Fortrose and Rosemarkie	FR1	Active travel	X	
Fortrose and Rosemarkie	FR3	Active travel	X	
Invergordon	IG4	Natural heritage designation		X
Invergordon	IG6	Contaminated land		X
Invergordon	IG11	Natural heritage designation		X
Invergordon	IG13	Flood risk		X
Inverness	IN5	Active travel	X	
Inverness	IN6	Active travel	X	
Inverness	IN8	Contaminated land		X
Inverness	IN9	Flood risk		X
Inverness	IN10	Sustainable waste management Active travel	X	
Inverness	IN12	Contaminated land		X
Inverness	IN13	Coastal Erosion	X	
Inverness	IN15	Opportunities for contact with nature/natural environments Path networks Landscape character Local landform	X	
Inverness	IN17	Contribution towards sustainable travel patterns	X	
Inverness	IN18	Contribution towards sustainable travel patterns	X	
Inverness	IN22	Contribution towards	X	

		sustainable travel patterns		
Inverness	IN23	Active travel	X	
Inverness	IN24	Contribution towards sustainable travel patterns	X	
Inverness	IN25	Natural heritage designation impact		X
Inverness	IN26	Contribution towards sustainable travel patterns	X	
Inverness	IN27	Contribution towards sustainable travel patterns	X	
Inverness	IN28	Contribution towards sustainable travel patterns	X	
Inverness	IN29	Natural heritage protected and enhanced	X	
Inverness	IN37	Active travel	X	
Inverness	IN44	Active travel	X	
Inverness	IN59	Active travel	X	
Inverness	IN69	Sustainable waste management Active travel	X	
Inverness	IN53	Landscape character		X
Inverness	IN55	Active travel	X	
Inverness	IN58	Off site road improvements Active travel	X	
Inverness	IN65	Open space	X	
Inverness	IN65	Sustainable waste management Active travel	X	
Inverness	IN68	Sustainable waste management	X	
Inverness	IN69	Sustainable waste management Active travel	X	
Inverness	IN75	Active travel	X	
Inverness	IN86&87	Opportunities for contact with nature/natural environments Open space	X	
Munlochy	ML4	Active travel	X	
Nairn	NA1	Active travel	X	
Nairn	NA2	Active travel	X	
Nairn	NA5	Active travel	X	

Nairn	NA7	Active travel	X	
Nairn	NA8	Off site road safety	X	
Nairn	NA10	Active travel	X	
Nairn	NA12	Active travel	X	
Strathpeffer	SP1	Protected species		X
Tore	TR1-3	Active travel	X	
Tornagrain	TG1	On site road safety Sustainable waste management Active travel	X	
Inverness Airport	IA1	Off site road improvements Sustainable waste management	X	
Whiteness	WH1	Opportunities for contact with nature/natural environments Brownfield/green field land Renewable energy	X	
Castle Stuart	CS1	Renewable energy	X	

How can these significant affects be minimised or maximised?

To minimise the significantly negative affects and maximise the significantly positive affects we have proposed mitigation measures. These are borne out of the assessments in appendix 4, a selection of the type of measures we have identified are below:

These are high level which can be inserted into the Proposed Plan as Developer Requirements. These are contained in the main body of the report but include:

- Undertaking of protected species surveys for sites where protected species are known to be present
- Undertaking of archaeological survey work where sites are known to have archaeological interest
- Compensatory planting where a site involves loss of trees
- Maximising of active travel links to reduce reliance on car use
- Minimising waste, both during construction and operational phases
- Sensitive design and layout to avoid negative impact on the settings of Listed Buildings
- Appropriate buffers/setbacks to maintain the integrity of natural heritage designations
- Design to take advantage of passive solar gain

Why have these options been assessed?

As part of the production of a Local Development Plan, a Main Issues Report must be produced detailing the different areas which will be covered by the Local Development Plan and reasonable alternatives to this approach. This has been the main driver for selecting the reasonable alternatives.

The reasons for selecting the alternatives have been borne out of analysis of the current policies contained in both the findings of the Monitoring Report, the Highland-wide Local Development Plan (2012), existing Local Plans (Inverness (2006), Nairnshire (2002) and Ross and Cromarty East (2007) and national policy/guidance.

How will we monitor its effectiveness?

The affect on the environment will be assessed alongside the overall monitoring of the Highland-wide Local Development Plan. We have suggested that all SEA topics be monitored. This will be done using existing expertise in The Highland Council.

Context

Purpose of this Environmental Report and key facts

As part of the preparation of Inner Moray Firth Local Development Plan, the Highland Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

Screening	determining whether the PPS is likely to have significant environmental effects and whether an SEA is required	
Scoping	deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency	
Environmental Report	publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report	
Adoption	providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS	We are currently at this stage
Monitoring	monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.	

The purpose of this Environmental Report is to:

- provide information on the Inner Moray Firth Local Development Plan
- identify, describe and evaluate the likely significant effects of the PPS and its reasonable alternatives;
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

The key facts relating to the Inner Moray Firth Local Development Plan are set out below:

Name of Responsible Authority

The Highland Council

Title of Plan, Programme or Strategy

Inner Moray Firth Local Development Plan

What prompted the Inner Moray Firth Local Development Plan (e.g. legislative, regulatory or administrative provision)

As a legal requirement of the Planning etc (Scotland) Act 2006, the Highland Council is preparing an Inner Moray Firth Local Development Plan as the new land use plan for development of a scale and nature that are of local significance. The plan will cover the period from 2014 to 2019 but with a vision and principles extending to 2030. It will replace the Inverness Local Plan (2006), Nairnshire Local Plan (2000), Ross and Cromarty East Local Plan (2007) and the remaining parts of the Badenoch and Strathspey Local Plan (1997) not now covered by the Cairngorms National Park. The plan will be reviewed on a 5 year cycle.

Subject (e.g. transport)

Town and Country Planning

Period covered by PPS

2012-2030

Frequency of updates

Within a 5 year cycle

Area covered by PPS

The Inner Moray Firth Local Development Plan is likely to extend over an area of 55,000ha and is an area of high quality natural environment and diverse historic background. This area of Highland is the most densely populated area however is still sparsely populated in comparison with other areas in Scotland. The Plan will abut the boundaries of the Cairngorms National Park Local Plan, the Moray Council area, the adopted Sutherland Local Plan and the adopted West Highlands Local Plan. The most significant variation from existing boundaries is to draw the western boundary just west of Garve but including the whole of Strathconon. Areas west of this new boundary would be included within the review of the West Highland and Islands Local Plan, which will be known as the West Highland and Islands Local Development Plan.



SEA activities to date

The table below summarises the SEA activities to date in relation to the Inner Moray Firth Local Development Plan

SEA activities to date

SEA Action/Activity	When carried out
screening to determine whether the PPS is likely to have significant environmental effects	N/A – The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. No Screening was undertaken and the plan moved straight to scoping
scoping the consultation periods and the level of detail to be included in the Environmental Report	January 2011
Outline and objectives of the PPS	June 2011-January 2012
relationship with other PPS and environmental objectives	June 2011-January 2012
environmental baseline established	June 2011-January 2012
environmental problems identified	June 2011-January 2012
assessment of future of area without the PPS	June 2011-January 2012
alternatives considered	June 2011-January 2012
environmental assessment methods established	June 2011-January 2012
selection of PPS alternatives to be included in the environmental assessment	June 2011-January 2012
identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects	June 2011-January 2012
monitoring methods proposed	June 2011-January 2012
consultation timescales <ul style="list-style-type: none"> • Timescale for Consultation Authorities • Timescale for public 	5 th April 2012 to 28 th June 2012 (consultation period is the same for both public and consultation authorities)
notification/publicity action	5 th April 2012
Publication of an Environmental Report Addendum – considering the potential environmental affect of additional sites that were submitted to the Planning Authority as part of the Main Issues Report Consultation	16 th May 2013 - 30 th April 2013
Preparation of Revised Environmental Report	June – September 2013
Publication of Revised Environmental Report	November 2013
Preparation of SEA update following receipt of Report of Examination considering changes recommended the Inner Moray Firth Local Development Plan. This should be read alongside the Revised Environmental Report (November 2013)	May 2015

Outline and objectives of the Inner Moray Firth Local Development Plan

The Highland wide Local Development Plan (HwLDP) sets the strategic planning policy context for the Inner Moray Firth Local Development Plan. The IMFLDP fills in the detail to deliver the Inner Moray Firth Vision and Spatial Strategy. The HwLDP contains the general policies, such as those regarding waste management, affordable housing and transport which will be applicable in the area.

The Inner Moray Firth Local Development Plan aims to:

- enable sustainable Highland communities;
- safeguard the environment;
- support a competitive, sustainable and adaptable Highland economy;
- achieve a healthier Highland; and
- provided better opportunities for all and a fairer Highland.

The IMFLDP will replace the elements of the Inverness Local Plan (2006), Nairnshire Local Plan (2000), the Ross and Cromarty East Local Plan (2007) and Badenoch and Strathspey Local Plan (1997) which have been continued in force by The Town and Country Planning (Continuation in force of Local Plans) (Highland) (Scotland) Order 2012. The provisions of the Highland-wide Local Development plan as they relate to land allocations will also be updated.

Relationship with other PPS and environmental protection objectives

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS, and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS.

Table 2 summarises how the Inner Moray Firth Local Development Plan affects, and is affected by other relevant plans, programmes and strategies and environmental objectives. This list has been refined following comments from the Consultation Authorities.

Table 2: Relevant plans, programmes and strategies (PPS) and environmental protective objectives, and their relationship with the Inner Moray Firth Local Development Plan

Name of PPS / Environmental protection objective	Objective/Requirements of Plan/Programme	How it affects, or is affected by IMFLDP in terms of SEA issues at Schedule 3 of the Environmental Assessment (Scotland) Act 2005
International		
<p>EC Directive on the assessment of the effects of certain plans and programmes on the environment. Strategic Environmental Assessment (SEA) Directive (2001/42/EC)</p>	<p>The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p> <p>Aims to identify and mitigate significant environment effects arising from certain plans and programmes.</p>	<p>The Directive requires that an SEA be carried out on every IMFLDP and an Environmental Report produced.</p>
<p>European Climate Change Programme (2005)</p>	<p>The European Commission's main instrument to discuss and prepare the further development of the European Union's climate policy.</p> <p>To identify and develop all the necessary elements on an EU strategy to deliver the EU Kyoto Protocol commitment to reduce greenhouse gas emissions to 8% below 1990 levels by 2008-2012.</p>	<p>The IMFLDP should promote choice and raise awareness of the need for change; encourage the development of renewables, and aim to reduce the need to travel. The Council will promote active and public transport, and housing site allocations will mostly be located in existing settlements to make use of existing facilities and services in order to reduce CO2 transport related emissions.</p>
<p>EC Directive establishing a framework for Community action in the Field of Water Policy Water Framework Directive (2000/60/EC)</p>	<p>The Water Framework Directive is designed to integrate the way we manage water bodies across Europe. It aims to protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.</p>	<p>The Strategic Environment Assessment of each site will identify whether the area is at risk from coastal or fluvial flooding according to the SEPA 1 in 200 year flood map contours. In terms of conserving water the IMFLDP will make reference to the guidance in The Council's Designing for Sustainability in the Highlands.</p>

<p>EU Environmental Noise Directive (2002/49/EC)</p>	<p>The main aim of this Directive is to provide a common basis for tackling the noise problem across the EU. Provides a strategic approach to controlling environmental noise. It requires Strategic Noise Maps to be drawn along major roads, major railways and major airports. Action plans also have to be prepared to manage noise issues.</p>	<p>The IMFLDP should take account of the implications of policies on noise levels. In terms of proposed new development and infrastructure the Plan should ensure that buffer zones are provided where noise may be an issue.</p>
<p>European Commission White Paper: European Transport Policy for 2010 (2001)</p>	<p>Outlines what has been achieved to date at the EU and member state level, and what the key targets are for the future.</p> <p>Series of principles presented, including:</p> <ul style="list-style-type: none"> - Revitalise the railways - Improve quality in the road transport sector - Balance growth in air transport and the environment - Improve road safety - Policy on effective road charging - Develop high quality urban transport <p>Develop medium and long term environmental objectives for a sustainable transport system.</p>	<p>The IMFLDP is being developed within the framework for transport provided at the EU level and will take account of the principles detailed within this document.</p>
<p>The Johannesburg Declaration on Sustainable Development (2002)</p>	<p>Principles of international commitment to sustainable development reaffirmed. Aims to strengthen and improve Government at all levels to fulfil commitment to sustainable development.</p>	<p>The IMFLDP will take into consideration the principles of sustainable development and seek to reflect these within the overarching objectives of the strategy and individual projects.</p>
<p>Agenda 21(1992)</p>	<p>Agenda 21 underlines the growing awareness of the need to adopt a balanced and integrated approach to environment and development issues.</p> <p>Agenda 21 contains a broad range of qualitative objectives that relate to sustainable development. These include a requirement for countries to adopt integrated strategies to ensure compliance with legislation relating to sustainable development, to promote the use of renewable energy systems and to build public environmental awareness.</p>	<p>The IMFLDP will reflect the principles of sustainable development, and will make reference to the Council's Renewable Energy Strategy and the development policy planning guidance – Planning for Sustainability in the Highlands.</p>

EC Directive On Public Access to Environmental Information (2003/4/EC)	Enforces the right of the public to view environmental information held by public authorities.	The Highland Council is required to ensure that all environmental information relating to the IMFLDP is made available to the general public.
The Lisbon Agenda Established 2000	A ten year European strategy designed to spur economic growth throughout the EU. Targets are wide ranging and ambitious. They include achieving 3% average economic growth, 70% employment and the creation of 20 million jobs across Europe by 2010.	Promoting innovation and regional investment in the IMFLDP area can encourage economic growth in the region in alignment with the goals set out in the Lisbon Agenda.
UNECE Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters. 'The Aarhus Convention' Adopted June 1998	Acknowledges the need for public participation in environmental issues and grants the public rights to access to justice and information on the environment.	Public involvement in the formulation of the IMFLDP should be actively facilitated. Consultations should incorporate the views and suggestions of local residents, business groups, council representatives and government.
UN Convention on Biological Diversity (2010) and Aichi Targets (2010)	International commitment to maintaining the world's biodiversity. Strategic Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society Strategic Goal B: Reduce the direct pressures on biodiversity and promote sustainable use Strategic Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity Strategic Goal D: Enhance the benefits to all from biodiversity and ecosystem services Strategic Goal E: Enhance implementation through participatory planning, knowledge management and capacity building	Adequate consideration of impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate will be recommended.
The Convention on Wetlands of International Importance especially as Waterfowl Habitat 'The Ramsar Convention' Adopted February 1971	An international treaty that provides the framework for national and international co-operation for the conservation of wetlands primarily to provide a habitat for birds.	The IMFLDP must recognise the legal status of any 'Ramsar' protected site and reflect its ecological importance in its biodiversity objectives.
EU Soil Thematic Strategy (Consultation stage)	The emerging Soil Strategy aims to reduce soil pollution, erosion, compaction and sealing of soil. It also aims to protect the role of soil in storing CO ₂ , avoiding water pollution and preserving biodiversity. Protection of the sustainable production of food and renewable resources is a further aim.	The Strategy highlights soil protection as an issue and implicates soil degradation as a forthcoming issue in relation to land use.

European Landscape Convention (2000)	Promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.	The Convention directs the way in which landscape issues should be taken into consideration.
Energy Services Directive	This requires each member state to introduce a mandatory target for the annual amount of energy to be saved in the public sector attributable to energy services, energy efficiency programs and other energy efficiency measures. Article five of the directive requires the public sector to fulfill an exemplary role, including the purchase of equipment and vehicles based on a list of energy-specific product specifications.	The IMFLDP will work with the Corporate Plan which seeks to reduce greenhouse gas emissions. The Bill will influence the targets and delivery of the Corporate Plan objectives 3.5, 3.6, 3.7 and it will affect the development of the Sustainable Resource Plan for Highland Council.
EC Air Quality Framework Directive	Sets new air quality standards for previously unregulated air pollutants. Includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone pollutants.	IMFLDP should take forward a strategic approach to air quality in Highland working with the corporate plan which seeks to reduce pollutants by promoting active travel and better waste management.
European Biodiversity Framework	Promotes the conservation and sustainable use of biodiversity, emphasising education, training and awareness raising, species identification, monitoring and exchange of information.	IMFLDP should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
European Framework on Sustainable Development	Promotes coherent and cost-effective policy making; technological innovation; stronger involvement in civil society; and business in policy formation. Strategies for Sustainable Economic support progress in respect of the local environment.	The IMFLDP will promote efficient resource use, energy efficiency and sustainable travel through a number of the topics. Sustainable development would be considered a cross cutting theme.
European Spatial Development Perspective	Emphasises the importance of achieving, equally throughout the EU, economic and social cohesion, as well as the conservation and management of natural resources and cultural heritage. It stresses more balanced competitiveness of the European Community.	This will influence the delivery of all of the Objectives of IMFLDP.
Kyoto Protocol (1992)	United Nations international treaty on climate change. The Protocol entered into force in February 2005. Developed countries that have ratified the Protocol are committed to reducing their emissions of greenhouse gases. Commitment signed by 38 countries (plus the EU) to introduce legally binding targets to limit or reduce greenhouse gas emissions by at least 5% of 1990 levels in the	The IMFLDP will take account of targets reducing CO2 emissions and consider measures to reduce the need to travel and promote more sustainable and active forms of transport.

	<p>period 2008-2012.</p> <p>The UK has committed to an 8% reduction.</p>	
Water Framework Directive 2000/60/EC	<p>The Water Framework Directive is designed to integrate the way we manage water bodies across Europe. It aims to protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.</p>	<p>The Strategic Environment Assessment of each site will identify whether the area is at risk from coastal or fluvial flooding according to the SEPA 1 in 200 year flood map contours. In terms of conserving water the IMFLDP will make reference to the guidance in The Council's Designing for Sustainability in the Highlands.</p>
EC Waste Framework Directive	<p>Along with subsequent Directives, this Directive aims to create an integrated approach to waste management in order to reduce waste production. It requires all necessary measures to be taken to ensure that waste is recovered or disposed of without harming human health.</p>	<p>The IMFLDP should reflect the need to reduce the overall amount of waste that is produced within the area, as well as the need to sustainably dispose of waste that is produced.</p> <p>The Plan will allocate land for recycling facilities where applicable.</p>
EC Directive on Landfill	<p>The Directive aims to reduce the amount of their biodegradable municipal waste sent to landfill. Biodegradable waste is waste which breaks down to produce methane (a greenhouse gas causing global warming). The main requirements of the Directive are that:</p> <ul style="list-style-type: none"> • All landfill sites are classified as either hazardous, non hazardous or inert. This will mean the end of co-disposal • Full costs to be met by the gate price • Only treated waste may be landfilled • Once a landfill site is classified, the Directive dictates the types of wastes it can accept <p>Certain wastes will be banned from landfills over a number of years - liquids, explosives, infectious clinical wastes and tyres</p>	<p>This will have a considerable influence on the development of a strategic policy framework for waste and potentially could have an impact on other areas by crossing over topics.</p>
EC Bathing Waters Directive - 76/160/EEC	<p>The main objective of the Bathing Water Directives (76/160/EEC and 2006/7/EC) is to protect public health and the environment from faecal pollution at bathing waters. Member States are required to identify popular bathing areas and to monitor water quality at these</p>	<p>IMFLDP will take the directive into consideration when formulating policies for waste water and the water environment.</p>

	bathing waters throughout the bathing season	
EC Shellfish Directives - 79/923/EEC and 91/492/EEC	The aim of the EC Shellfish Waters Directive is to protect or improve shellfish waters in order to support shellfish life and growth, therefore contributing to the high quality of shellfish products directly edible by man. It sets physical, chemical and microbiological water quality requirements that designated shellfish waters must either comply with ('mandatory' standards) or endeavour to meet ('guideline' standards).	IMFLDP will take the directive into consideration when formulating policies for the water environment to ensure that the physical, chemical and microbiological standards are complied with.
EC Directive on the Assessment and Management of Flood Risks - 2007/60/EC	Requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk.	IMFLDP will ensure any policy on flooding complies with this directive and the way in which the Directive is being implemented by both SEPA and the Scottish Government.
1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic	The Convention for the Protection of the Marine Environment of the North-East Atlantic or OSPAR Convention is the current legislative instrument regulating international cooperation on environmental protection in the North-East Atlantic.	IMFLDP will ensure that it works closely with the Coastal Development Strategy and the Scottish Governments Marine Spatial Planning activities to meet with the requirements of the convention
EU Thematic Strategy on Air Pollution (2005)	Sets objectives for reducing certain pollutants and reinforces the legislative framework for combating air pollution via two main routes: improving Community environmental legislation and integrating air quality concerns into related policies.	The Inner Moray Firth Local Development Plan will take this strategy into consideration when formulating policies on air quality
Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (2005)	Sets out guidelines and describes measures aimed at reducing the pressure on the environment caused by waste production and management. The main thrust of the strategy is on amending the legislation to improve implementation, and on preventing waste and promoting effective recycling.	This will be taken into consideration when working with the waste strategy to progress more sustainable waste disposal in the Inner Moray Firth LDP area and using the waste hierarchy.
UN Framework Convention on Climate Change (1992)	The IMFLDP will take this into account when working with the Council's Climate Change Strategy to reduce emissions of greenhouse gases.	The Inner Moray Firth Local Development Plan will take this into account when working with the Council's Climate Change Strategy to reduce emissions of greenhouse gases
European Birds Directive (2009)	The directive is concerned with the designation of SPAs (including proposed) and their protection under the Conservation (Natural	The IMFLDP will take this into account when designating sites for development.

	Habitats) Regulations 1994 as amended.	
EC Habitats Directive (1992)	The directive is concerned with the designation of SACs (including proposed) and their protection under the Conservation (Natural Habitats) Regulations 1994 as amended. In addition it refers to European Protected Species (EPS) (e.g. bats, otter, great crested newt)	The IMFLDP will take the designation of SACs and the presence of EPS into account when designating sites for development.
UK National		
SEA Good Practice Guidelines (ODPM) 2005	The guidelines are designed to assist practitioners responsible for plans and programmes requiring SEA, explain the role of the Environment Agency in the process and promote good practice approaches.	The Council will use these guidelines to inform how best to carry out an environmental assessment on qualifying plans and programmes.
UK Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)	<p>Defines a long-term vision for energy policy combining environmental, security of supply, competitiveness and social goals.</p> <p>Four key goals within the White Paper</p> <ul style="list-style-type: none"> - to cut the UK's carbon dioxide emissions, the main contributor to global warming, by 60% by about 2050 with real progress by 2020; - To maintain the reliability of energy supplies; - To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and - To ensure that every home is adequately and affordably heated. 	<p>The IMFLDP should recognise the significance of energy consumption by the transport sector and the corresponding contribution to CO2 emissions.</p> <p>Where possible the Plan will seek to reduce the overall need to travel, and where travel is necessary the promotion of more sustainable options such as walking, cycling and rail will be promoted.</p>
Department for the Environment, Food and Rural Affairs (DEFRA). Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000 – amended 2003)	<p>The UK Government has identified climate change as the most serious environmental problem facing the world today and one that will inevitably become more serious in the short to medium term.</p> <p>This programme outlines the UK's contribution to the global response to climate change -</p> <p>to deliver the UK's commitment of a 12.5% reduction in greenhouse gas emissions from 1990 levels by</p>	<p>It is imperative that the IMFLDP directly addresses the issue and acknowledges the increased likelihood of flooding events and identifies ways that greenhouse gas emissions can be reduced.</p> <p>The Plan will take account of the UK wide emission reduction targets and consider measures which would positively contribute to these targets, for example reducing the need to travel and encouraging the use of more sustainable</p>

	2008-2012. The programme sets out a strategic, far reaching package of policies and measures across all sectors of the economy to achieve the targets set. These are also designed to move the UK towards its domestic target of 20% reduction in 1990 levels of CO2 emissions by 2010.	alternatives.
The Future of Air Transport (2003) White Paper	<p>Sets out a strategic framework for the development of airport capacity in the UK over the next 30 years, against the wider context of the air transport sector.</p> <p>It does not itself authorise or preclude any particular development, but sets out a policy framework which will inform decisions on future planning applications, and against which the relevant public bodies, airport operators and airlines can plan ahead.</p>	The IMFLDP should take account of current and future air transport proposals and assess their potential contribution to the local economy, whilst taking full account of expansion plans and related environmental concerns.
Forestry Commission (2004) The UK Forestry Standard: The Government's Approach to Sustainable Forestry	<p>The two central aims of the Standard are:</p> <ul style="list-style-type: none"> - The sustainable management of our existing woods and forests; and - A steady expansion of tree cover to increase the many diverse benefits that forests provide. 	The IMFLDP will safeguard and improve areas of semi-natural and amenity woodland where appropriate.
Wildlife and Countryside Act (as amended)1981	This Act is the principle mechanism for the legislative protection of wildlife in Great Britain. The IMFLDP will aim to protect designated areas, protected species (birds, animals and plants) and priority habitats from development influences.	There are a number of SSSIs in the IMFLDP area. The Plan should recognise their statutory importance and strive to ensure they are adequately protected. The Plan will also consider whether any protected species are likely to be present on allocated sites and identify suitable mitigation measures where required
UK Wild Mammals (Protection) Act 1996	Offers protection for rare wild mammals throughout the UK, including species such as red squirrels, bats and otters.	The IMFLDP will make provision for incidents concerning wildlife conservation if protected species are discovered in areas designated for development.
UK The Protection of Badgers Act 1992	<p>UK legislation offering specific protection to badgers and their setts. It is an offence to wilfully kill, injure or mistreat a badger. Their setts are also protected from obstruction, destruction, damage and, when active, disturbance.</p> <p>Any work within 30 metres of a badger sett may require a licence from SNH, and if destruction of the sett is unavoidable, a licence will definitely be required from SNH</p>	The site options within the Plan will be assessed to see if the presence of badgers is an issue. If this is the case, this fact will be highlighted in the Plan and any developer will be made aware through the developer requirements text that a licence from SNH will be required.

	beforehand.	
Climate Change (Scotland) Act 2008	The Climate Change Act sets a target of CO ₂ reduction by 2050.	The IMFLDP will take a strategic approach to how land uses in Highland can play their part in reducing carbon emissions.
Scotland and UK Energy Policy	<p>A number of issues present in the UK Energy White Paper will have implications for Scotland. In particular:</p> <ul style="list-style-type: none"> • Where we will use our own powers in different ways to achieve more for Scotland • Where we will use our own powers to complement UK measures <p>The overall objectives agreed upon are:</p> <ul style="list-style-type: none"> • The need to reduce carbon emissions, and so tackle climate change • The need to ensure security of energy supplies by fostering a vibrant, diverse and competitive energy sector that is rooted here in Scotland <p>The need to deliver energy at an affordable price for both individuals and businesses Ensuring that energy policy allows the energy sector to continue to make its vital contribution to economic growth</p>	The IMFLDP will take into consideration the implications of the national policy when developing highland specific policies on developments regarding energy such as wind farms.
UK Biodiversity Action Plan 1995 and 1999	It is the UK Government's response to the Convention on Biological Diversity signed in 1992. It describes the UK's biological resources and commits the government to a detailed plan for the protection of these resources. It currently has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions.	IMFLDP should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
Disability Discrimination Acts (1995 and 2005)	These Acts make it unlawful to discriminate against people in respect of their disabilities in relation to employment, the provision of goods and services, education and transport	The IMFLDP will take this into account and will be subject to the Equalities Impact Assessment process
The Impact on Health of Emissions to Air from Municipal Waste Incinerators (Health Protection Agency, 2009)	This report reviews research undertaken to examine the suggested links between emissions for municipal waste incinerators and effects on health	The IMFLDP will take this report into consideration when dealing with waste management issues

Scotland National		
The Environmental Assessment (Scotland) Act 2005	The Act ensures that during the preparation of a qualifying plan or programme, there will be the carrying out of an environmental assessment. The SEA process that should be followed by a responsible authority is also outlined.	The Council will follow the procedure outlined in the Act when carrying out an environment assessment on a plan or programme.
Scottish Executive et al (2005) Securing the Future. The UK's shared framework for sustainable development	<p>Sets out the guiding principles that have to be adhered to in order to achieve the goal of sustainable development.</p> <p>The following principles set out the framework for all sustainable development policy within the UK:</p> <ul style="list-style-type: none"> - Living within environmental limits - Ensuring a strong, healthy and just society - Achieving a sustainable economy - Promoting good governance - Using sound science responsibly 	The IMFLDP should adhere to the five principles in order that all policies are sustainable. The emphasis within the strategy is on balancing all aspects of sustainability, and this should be considered within the Plan.
Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy (2005)	This document sets out the action that will be taken in Scotland to turn the shared priorities set out in the UK Framework for sustainable development into action. It has six key priorities; sustainable consumption and production, climate change and energy, natural resource protection and environmental enhancement, sustainable communities, learning to live differently and delivery.	<p>The IMFLDP will take account of objectives relating to sustainable development.</p> <p>Measures for reducing the need to travel and a shift to active and public transport will positively contribute to these indicators.</p>
Land Reform (Scotland) Act 2003	<p>Part 1 of the Act introduces:</p> <ul style="list-style-type: none"> - statutory right of responsible access; - reciprocal obligation on owners to manage their land responsibly; - places a duty on local authorities to uphold access rights and to maintain core paths; <p>Part 2 introduces:</p> <ul style="list-style-type: none"> - community's right to buy <p>Part 3 introduces:</p> <ul style="list-style-type: none"> - crofting community right to 	The IMFLDP needs to be aware of community land ownership and liaise with communities in order to assess if there are any allocations that may be required for the community's benefit. The Plan will also take into account local paths that need to be maintained, improved and safeguarded from development.

	buy	
Planning etc. (Scotland) Act 2006	Act of the Scottish Parliament to make further provision relating to town and country planning; to make provision for business improvement districts; and for connected purposes.	IMFLDP will be produced using the guidance set out in this Act and also the secondary legislation of the Town and Country Planning (Scotland) (Development Planning) Regulations 2009
Scottish Outdoor Access Code (2003)	The Scottish Outdoor Access Code, which aims to support the access provisions of the Land Reform Act, is based on three key principles: <ul style="list-style-type: none"> - respect the interests of other people - care for the environment - take responsibility for your own actions 	The IMFLDP should contribute to the development of core path networks alongside the core path plan. The Plan will identify paths that are required or need to be maintained or safeguarded in relation to a development site.
Scottish Executive (2000) Rural Scotland : A New Approach	Provides strategic confirmation of key issues such as establishing National Parks, Land Reform Act (ownership and access), water quality, planning and farming and notes their contribution to environmental quality. The main environmental objectives are to maintain the quality and diversity of Scotland's natural and cultural heritage.	The IMFLDP should endeavour to maintain and enhance water quality, and safeguard amenity woodland and important croft land in order to protect the local landscape and maintain the natural heritage of an area.
Scottish Executive (2006) Rural Development Programme for Scotland 2007-2013 The Strategic Plan	The consultation paper sets out key themes and priorities for the Rural Development Strategy for Scotland. The Strategy will guide the use of European Union Funds and other resources for rural development in the 2007-13 Scotland Rural Development Programme. The Strategy will form part of a UK National Strategy Plan which must be submitted to the European Commission. The three proposed themes for the strategy are: <ul style="list-style-type: none"> - underpinning performance and quality in the agriculture food processing and forestry sectors - enhancing rural landscapes and the natural heritage - promoting a more diverse rural economy and thriving communities. 	The three themes of the strategy support SEA objectives through the promotion of rural economic development and communities, natural heritage and landscape enhancement. The IMFLDP will seek to improve facilities for local communities, whilst acknowledging the need to maintain the local landscape and will plan for maintaining the natural heritage of the region.
Scotland's Biodiversity (2004) It's In Your Hands. A Strategy for the	Vision: 'It's 2030: Scotland is recognised as a world leader in biodiversity	Sets out the overall approach to biodiversity conservation and enhancement which the IMFLDP should

<p>conservation and enhancement of biodiversity in Scotland and 2020 Challenge for Scotland's Biodiversity (2013)</p>	<p>conservation. Everyone is involved; everyone benefits. The nation is enriched'</p> <p>Objectives:</p> <ul style="list-style-type: none"> - conserve what we have - sustain healthy ecosystems - create networks and connections - engage more people - promote sustainable development <p>The strategy also underlines the need to promote understanding and appreciation of natural heritage.</p>	<p>contribute towards.</p> <p>The IMFLDP should identify key species and habitats, and give adequate consideration to the impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate.</p>
<p>Scottish Historical Environment Policy (2008) (HS)</p>	<p>The Scottish Historic Environment Policy sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.</p>	<p>IMFLDP will take into consideration the SHEP when formulating policies on the built and cultural heritage of Highland.</p>
<p>Scottish Executive(2001) A Forward Strategy for Scottish Agriculture</p>	<p>The Strategy sets out the national vision for the agricultural and land management sector, responding positively to contextual change and providing a more viable future for the industry.</p> <p>It aims to make the industry more prosperous by establishing better connections with the market. It views agriculture as an integral part of rural development and emphasises the importance of environmental stewardship.</p>	<p>The IMFLDP should take account of the concerns and opinions of local crofters, farmers, estate managers and landholders in the provision of new development.</p>
<p>Scottish Executive (2004) Framework for Economic Development in Scotland</p>	<p>The Vision of the Framework is 'to raise the quality of life of the Scottish people through increasing the economic opportunities for all on a socially and environmentally sustainable basis.'</p> <p>Key objectives include economic growth, regional development and closing the opportunity gap.</p> <p>Sustainable development is also a key aim, the framework focuses on more efficient and profitable production, using fewer raw materials; adding more value to products with less pollution and waste in the process; and more consumer needs fulfilled with less</p>	<p>The IMFLDP should reflect and build on the emphasis for environmentally sustainable ways of developing business. Business land allocations will be made in the main towns and villages.</p>

	energy, water or waste.	
The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)	Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.	IMFLDP will have regard to the EC Habitats Directive.
Scottish Executive (2001) A Smart Successful Scotland, Ambitions for the Enterprise Networks	This strategy aims to provide support to businesses through the Local Enterprise Company (LEC) network. It also emphasises the importance of fostering and maintaining good global connections, and marketing Scotland as a place to invest, partly on the basis of the high quality environment, skills and learning are also emphasised.	The IMFLDP should seek to promote and improve upon the attraction of the Highlands as a place to invest, whilst generating income and employment through effective business links. The development of schools and further and higher education will be supported.
Scottish Executive (2003) Securing a future: Scotland's Renewable Energy	Notes the Scottish Executive's target of achieving 18% of electricity generation in Scotland from renewables by 2010. Includes a commitment to biomass generation in Scotland and discusses opportunities arising from biomass initiatives, including short rotation coppice and co-products from timber operations and agriculture.	The IMFLDP will make reference to the Council's DPPG Designing for Sustainability in the Highlands in order to improve the energy efficiency of individual developments. There is also interest in the provision of wind turbines in the IMFLDP area.
Scottish Executive (2001) Potential Adaptation Strategies for Climate Change in Scotland	Identifies a full range of potential adaptation strategies for Scotland, including those specifically relating to agriculture, forestry, fishing and biodiversity.	Emphasises the importance of flexible resource management and the need to move on from defining conservation objectives on the basis of single species or fixed locations as these may no longer be achievable.
Scottish Executive (2003) Let's Make Scotland More Active	The Strategy focuses on the need to increase physical activity amongst Scotland's population and sets targets of achieving 50% of adults and 80% of children meeting at least the minimum recommended levels of physical activity by 2022.	The IMFLDP should promote the development of facilities (e.g. cycle, footpaths and sports centres) that encourage local populations to become more active. The Plan will take into account health related impacts of different strategies and seek to promote more active travel.
Scottish Executive (2003) Improving Health in Scotland The Challenge	The Strategy focuses on the need to increase physical activity amongst Scotland's population and sets targets of achieving 50% of adults and 80% of children meeting at least the minimum recommended levels of physical activity by 2022.	The IMFLDP should promote the development of facilities (e.g. cycle, footpaths and sports centres) that encourage local populations to become more active.
Delivering a Healthy Scotland Meeting the Challenge: Health	Aims to improve health and narrow the health inequalities gap, with a strategy to achieve a more rapid	Take measures in the Plan to promote health lifestyles. For example protect accessible green spaces to encourage

Improvement In Scotland Annual Report (2006)	rate of health improvement. Report illustrates progress and actions on health improvements and how it contributes to key cross cutting government themes, e.g. sustainable development, social justice and community regeneration. Makes reference to the ways in which sustainable development supports health improvement and vice versa, in particular maintaining and increasing levels of green spaces in and near towns for recreation and enabling walking and cycling; funding initiatives that promote non car based travel.	physical recreation/ active travel.
Forestry Commission Scotland (2005) Scottish Forestry Grants Scheme	The aim of the Scottish Forestry Grants Scheme (SFGS) is to help deliver the Scottish Forestry Strategy (SFS) by encouraging the creation and management of woods and forests to provide economic, environmental and social benefits.	The IMFLDP supports the aim of managing existing woodland and enhancing it to maximise biodiversity, landscape, community and recreation objectives. The IMFLDP supports the creation of forest crofts and forest walks.
Forestry Commission Scotland (2004) Framework Document for Forest Enterprise Scotland	The purpose of Forest Enterprise Scotland is to manage the national forest estate to deliver economic, environmental and social objectives of the Scottish Forestry Strategy. Guiding principles include: <ul style="list-style-type: none"> - sustainable forest management - delivering the Scottish Forestry Strategy • helping to deliver other Scottish Executive agendas • efficiency and effectiveness 	The IMFLDP and the SEA process will take account of the principles outlined, in relation to particular issues concerning community access to forests for recreational purposes and the transportation of timber.
Forestry Commission Scotland (FCS) and SNH (2003) Habitat Networks for Wildlife and People	Aims to enrich the natural heritage of Scotland by the creation of woodland networks through linking woodlands, old and new, to form a more continuous woodland cover. This benefits wildlife by providing wider and more sustainable habitats and should enhance opportunities for people who live near, work in or simply enjoy woodlands. Proposes methods by which woods and forests can be linked and suggests woodland should be viewed as an integral part of the wider landscape rather than as individual stands of trees.	The IMFLDP should aim to complement this strategy by encouraging an increase in woodland cover and the creation of forest crofts and woodland walks.
The Scottish Executive	The Scottish Executive has	The Strategy highlights the importance of

<p>publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland' (2006) (SEPA)</p>	<p>designated 63 bathing sites in accordance with the European Commission's Bathing Water Directive. This Directive requires that the water quality at all designated bathing waters must meet specific microbiological requirements in order to protect the health of those that bathe there.</p>	<p>tackling both point source and diffuse pollution.</p> <p>This has implications for all developments proposed within the IMFLDP. The Plan must ascertain the bathing sites within the area and ensure that there are no site options that could potentially lead to the contamination of such designations.</p>
<p>Groundwater Protection Policy for Scotland SEPA Environmental Policy 19 (2003)</p>	<p>Groundwater is a valuable resource in Scotland, essential for irrigation in some agriculturally productive areas, and is vital to the maintenance of the ecology and biodiversity of other habitats. As groundwater is not visible, it is often poorly understood and its value underestimated as a consequence.</p> <p>Groundwater should be managed in a sustainable way to maintain and enhance its contribution to social, economic and environmental welfare. However, the resource can be damaged by pollution and over-abstraction, sometimes irreversibly.</p>	<p>The Plan will identify land allocations that may have potential contamination issues which could have a negative impact on ground water, and will advocate a contaminated land assessment and appropriate remedial work on these sites.</p>
<p>Policy on the culverting of Watercourses (policy26) SEPA (1998) (SEPA)</p>	<p>This policy aims to prevent the unnecessary damage to river channels as a result of culverting schemes which are proposed for reasons of convenience.</p>	<p>The IMFLDP will assess whether there would possibly be a need to culvert a watercourse within the sites designated. It may be preferable to develop around, or divert a watercourse.</p>
<p>Water Environment and Water Services (Scotland) Act 2003 (WEWS)</p>	<p>The Act translates the EC Water Framework Directive into the Scottish context. It includes a number of key commitments relating to Scotland's water environment:</p> <ul style="list-style-type: none"> • establishing River Basin Management districts; - preparing River Basin Management Plans - regulation of controlled activities (including those likely to cause pollution to the water environment, those involved in abstraction, and those from construction on or near water). <p>The Act aims to prevent further deterioration of water quality and has given Scottish Ministers powers to introduce regulatory controls over activities in order to protect and improve Scotland's</p>	<p>The IMFLDP will reflect the Act in the development of adequate drainage systems. Future expansion of local water provision or abstraction and wastewater handling to cope with expected population increases will require close consultation with SEPA and Scottish Water. The IMFLDP will also need assess whether the development of a site could result in the deterioration of a waterbody or whether there is an opportunity for improvement of the ecological status of the waterbody in accordance with the North Highland area management plan.</p>

	<p>water environment. That is, wetlands, rivers, lochs, transitional waters (estuaries and saline lagoons), coastal waters and water under the ground (groundwater).</p>	
<p>The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR)</p>	<p>Brings into effect the regulation of the following activities:</p> <ul style="list-style-type: none"> • abstractions from surface and groundwater; • impoundment of rivers, lochs, wetlands and transitional waters; • groundwater recharge; <ul style="list-style-type: none"> - engineering in rivers, lochs and wetlands; - engineering activities in the vicinity of rivers, lochs and wetland which are likely to have a significant adverse impact upon the water environment; - activities liable to cause pollution; - direct or indirect discharge of certain substances to groundwater; and • any other activities which directly or indirectly are liable to cause a significant impact upon the water environment. 	<p>The Regulations apply across the water environment to provide a holistic approach to pollution control and protection of the water environment.</p> <p>Any activities that may fall within the remit of these regulations will require close consultation with SEPA and the receipt of appropriate licences.</p>
<p>Flood Prevention and Land Drainage (Scotland) Act 1997</p>	<p>The introduction of the Flood Prevention and Land Drainage (Scotland) Act 1997 instigated changes to the responsibilities and duties of Local Authorities in Scotland.</p> <p>In respect of this Act the flooding referred to is the flooding of land, not being agricultural land. Flooding of agricultural land falls out with the requirements of the Act. The implications on The Highland Council of this Act impose the following additional requirements:-</p> <ol style="list-style-type: none"> a) Assessment of watercourses, from time to time for the purpose of ascertaining whether any such watercourse is in a condition likely to flood. b) A duty to maintain watercourses, which are in a condition likely to cause 	<p>The IMFLDP should take account of flood plains and areas at risk of flooding from SEPA's flood risk maps.</p> <p>Development proposals should avoid flood plains in the first instance, should this not be possible, adequate flood prevention or attenuation measures should be included.</p>

	<p>flooding, or where works would substantially reduce the likelihood of such flooding.</p> <ul style="list-style-type: none"> • Notification of Local Authorities out with the area. Where it appears to The Highland Council that any watercourse in the area is in a condition which is likely to cause flooding, out with the area, the Council shall notify the local authority for the area in which the land is situated. • Reports shall be published, at two year intervals. 	
Flood Risk Management (Scotland) Act 2009	The Act will introduce a more sustainable and modern approach to flood risk management suited to the needs of the 21 st Century and to the impact of climate change. This also incorporates the Flood Risk Prevention (Scotland) Act 2009	The IMFLDP will identify sites at risk of flooding and identify appropriate mitigation measures where required
Scottish Executive's Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters (2002)	This document provides guidance to the aquaculture industry and regulatory bodies on the environmental sensitivity of local areas supporting aquaculture.	The IMFLDP will aim to avoid sites at the shore which may negatively impact on the siting of any proposed Fish Farm.
Passed to the Future (2002) Historic Scotland Policy for the Sustainable Management of the Historic Environment	<p>Sets out the Scottish Executive's policy for the sustainable management of the historic environment. It notes the irreplaceable nature of historic environment features, but also sets out the following key principles to guide the parameters in which change can take place:</p> <ul style="list-style-type: none"> - recognising value – in terms of quality of life and as a means of meeting social, environmental and economic needs - good stewardship – taking into account capacity for change and the sustainable use of resources • assessing impact – following the precautionary principle where impact is not clear • working together – to reduce damage, resolve conflict and maximise 	<p>The IMFLDP should recognise the important role of the historic environment and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs.</p> <p>The SEA documents should be easily available to the public and the consultation authorities will be actively consulted on the content of the SEA.</p>

	benefit	
Forestry Commission Scotland: Scottish Forestry Strategy, 2006	<p>This document sets out a framework for taking forestry through the first half of this century. It sets out a vision for a forestry sector that is:</p> <ul style="list-style-type: none"> • diverse and strong • in tune with the environment • employing many people in a wide range of enterprises • providing the many other services and benefits that people need, now and for the future. 	The IMFLDP should take account of forestry issues.
Scottish Executive's Advice Note on Marine Fish Farming and the Environment, Jan 2003	This advice note provides information on the marine aquaculture industry. It encourages sustainable development of the industry and considers the environmental effects and constraints to development.	The IMFLDP should consider areas where development may affect this industry.
SEPA Policy 27 (Addendum)	<p>This document looks at the reduction and control of water pollution. SEPA is responsible for ensuring that licences granted for discharges are compliant with relevant regulations. It looks at:</p> <ul style="list-style-type: none"> • urban waste water • nitrates directive • bathing waters • shellfish waters • freshwater fisheries • surface waters abstracted for public supply • dangerous substances • discharges to groundwater • integrated pollution prevention and control • Natura 2000 sites • Water framework directive • OSPAR. 	The IMFLDP should take account of possible sources of water pollution.
Scottish Executive Trunk Road Biodiversity Action Plan (TRBAP) (2000)	<p>Sets the Scottish Executive's commitment to protecting Scottish biodiversity on the trunk road network. The purpose of the document is twofold:</p> <ul style="list-style-type: none"> - to assist in the delivery of biodiversity targets and objectives as set down in 	The IMFLDP should take account of any recommendations and actions outlined within the Trunk Road Biodiversity Action Plan.

	<p>the Scottish Local Biodiversity Action Plans.</p> <ul style="list-style-type: none"> - to raise awareness of biodiversity in all engineers, managers, planners, designers and ecologists working on the Scottish Trunk Road network. 	
<p>Position Statement: Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements (2006) (SEPA)</p>	<p>Policy Principle 1</p> <p>Where a settlement is served by a public sewerage system, it is SEPA's opinion that new developments should connect to the public sewerage system. SEPA will therefore promote connection and appropriate upgrade to the public sewerage system. This is subject to Policy Principles 4 and 8.</p> <p>Policy Principle 2</p> <p>Through the consultation process for all appropriate development plans, SEPA will promote the inclusion of policies which require development proposals to connect to the public sewerage system.</p> <p>Policy Principle 3</p> <p>SEPA will oppose development in or close to a settlement served by a public sewerage system which proposes individual sewerage</p>	<p>IMFLDP will have regard to the SEPA Position statement when formulating options on the provision of waste water drainage in settlements.</p>
<p>Scottish Water's Q and S III programme (first stage of Q and S III 2006-2010)</p>	<p>The Q and S III Programme highlights the water and waste water systems that require, and are to receive, an upgrade or growth funding.</p>	<p>The IMFLDP allocations can influence the provision of Q and S programme investment and ensure that it is directed to where future development is likely.</p>
<p>SNH Wildness in Scotland's Countryside – A Policy Statement</p>	<p>This sets out SNH's policy on Wildness in Scotland</p>	<p>IMFLDP will take this into consideration when making recommendations on Wildness.</p>
<p>Scotland's Scenic Heritage (1978) Countryside Commission for Scotland</p>	<p>This report sets out the results of a review conducted to identify areas of unsurpassed attractiveness which must be conserved as part of our national heritage. Reference is also made to the Special Qualities Reports for the NSA's undertaken by SNH.</p>	<p>The IMFLDP will take this into consideration when working toward the plan objectives of Quality Environment in Highland. The plan will strive to ensure the protection of National Scenic Areas.</p>
<p>Climate Change (Scotland) Act 2009</p>	<p>The aim of the Act is to establish a framework to enable more actions to reduce Scotland's greenhouse gas emissions and adapt to climate change.</p>	<p>The IMFLDP will take into consideration the provisions of the act.</p>
<p>Historic Scotland's Memorandum of Guidance</p>	<p>This is the document to which all planning authorities are directed by</p>	<p>The IMFLDP should recognise the importance of the historic environment</p>

<p>on Listed buildings and Conservation Areas.</p>	<p>Scottish Office Development Department Circular No.13/1998 in their consideration of conservation and listed building consent matters.</p> <p>The Memorandum aims to :</p> <ul style="list-style-type: none"> • present the principles and policies upon which the legislation is based • offer clear guidance which will help both applicants and planning officers to determine whether they are following those principles and policies and achieving what is best for the site 	<p>and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs.</p>
<p>Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)</p>	<p>Prioritises responsible resource use; Encourages energy conservation and promotes use of power from renewable sources; Ensures the provision of better land use planning, alternative service delivery and sustainable transport systems.</p>	<p>IMFLDP will promote efficient resource use, energy efficiency and sustainable travel through a range of policies</p>
<p>Scottish Executive Policy Statement for Scotland - Designing Places</p>	<p>Sets out the Scottish Governments Policy to encourage well designed places throughout Scotland</p>	<p>IMFLDP will take the provisions of Designing Places into consideration when formulating policy to enable good design to be encouraged and promoted throughout Highland.</p>
<p>Nature Conservation (Scotland) Act 2004</p>	<p>Sets out a series of measures which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.</p>	<p>IMFLDP will take into consideration the measures proposed in the Act</p>
<p>Passed to the Future</p>	<p>This is Historic Scotland's Policy for the sustainable management of the historic environment. Stresses the value in retaining, and, where possible re-using existing structures and materials. Explains the continued relevance of traditional building materials and local craft skills.</p>	<p>IMFLDP should encourage the re-use of existing and traditional structures and materials.</p>
<p>Scotland's National Transport Strategy</p>	<p>Sets out the long term vision for transport, together with objectives, priorities and plans. It focuses on three strategic outcomes which will set the context for transport policy making for the next twenty years.</p> <ul style="list-style-type: none"> • Improve journey times and connections between our cities and towns and our global markets to tackle congestion and provide access to key markets. 	<p>The IMFLDP will take into consideration the National Transport Strategy and support its aims and objectives in line with other documents including National Planning Framework 2 and the Strategic Transport Projects Review.</p>

	<ul style="list-style-type: none"> • Reduce emissions to tackle climate change • Improve quality, accessibility and affordability of transport, to give people the choice of public transport and real alternatives to the car. 	
Physical Activity Strategy	Aims to increase and maintain the proportion of physically active people in Scotland. Sets targets to achieve 50% of adults aged over 16 and 80% of all children aged under 16 who meet the minimum recommended level of physical activity by 2022 through building healthy public policy. Creating supportive environments, strengthening community action, developing personal skills and directing health services at the people who need it most.	IMFLDP will take into consideration the Physical Activity and Sport Strategy and will help to implement this through promotion of open space for use for physical activity.
Scottish Executive Marine Coastal Framework (2005)	Seeks to provide clean, healthy, safe, productive and biological diverse marine and coastal environments, which are managed to meet the long-term needs of nature and people. Seeks to provide a strategic analysis of existing marine activities; better understanding of environmental capacity, spatial planning issues, current pressures and how the marine environment can be managed in the future.	IMFLDP should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
Scottish Historic Environment Policy 2	Sets out the policy for the identification and designation of nationally important ancient monuments. Sets the context to conserve the evidence of Scotland's past based on their cultural significance.	IMFLDP should ensure the conservation of historic areas of cultural importance.
The Future of Housing in Scotland	Our vision for the future of housing in Scotland has four elements: <ul style="list-style-type: none"> • An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards. • More choice of housing that those on lower incomes can afford. • Housing developments that contribute to the creation of sustainable, mixed communities. 	The IMFLDP will take into consideration the findings of this report when working toward new policies on housing.

	Social housing that provides better value for public expenditure.	
Scottish Biodiversity Action Plan 2005-8 and 2008-2011 and	Its aim is to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future. It will do this by a number of measures; 1. Species & Habitats: To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats, 2. People: To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation and enhancement, 3. Landscapes & Ecosystems: To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice, 4. Integration & Co-ordination: To develop an effective management framework that ensures biodiversity is taken into account in all decision making, 5. Knowledge: To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners.	The IMFLDP should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
Priorities to Achieve Economic Growth	Purpose is to focus government and public services on creating a more successful country, with the opportunities for all of Scotland to flourish through increasing, sustainable economic growth.	The IMFLDP will seek to increase economic growth while minimising impacts on the environment.
River Basin Management Plan for the Scotland River Basin District (2009)	The river basin management plans (below) will ensure that statutory agencies, private organisations, public sector bodies and individuals work together to create a final plan that addresses all aspects of water management.	IMFLDP will make sure that the recommendations and findings of the RBMP will be taken into consideration when working to formulate policies on the water environment.
Scotland's Bathing Waters: A Strategy for Improvement (2002)	The purpose of identification is to ensure that various water quality standards, particularly on microbiological contamination, are met at the bathing waters to protect public health and amenity. The Scottish Executive is committed to achieving these standards, which are set by the European Bathing Waters Directive, at all 60 identified bathing waters.	Take into consideration what is being done at a Scotland wide level to implement the EU Bathing waters Directive.
Strategic Asset Capacity and Development Plan (Scottish Water)	The Strategic Asset Capacity and Development Plan aims to let local authorities and developers see "at a glance" what capacity currently exists at a particular location in	This will be taken into consideration when formulating policies on water and waste water infrastructure.

	Scotland.	
Thematic Strategy on the Protection and Conservation of the Marine Environment (2002)	The Marine Strategy is aimed at protecting Europe's seas and oceans and ensuring that human activities in these seas and oceans are carried out in a sustainable manner so that we and future generations can enjoy and benefit from biologically diverse and dynamic oceans and seas that are safe, clean, healthy and productive.	This will be taken into consideration when preparing policies on the water environment.
A Strategic Framework for the Aquaculture Industry	This document sets out a vision for the Aquaculture Industry. "Scotland will have a sustainable, diverse, competitive and economically viable aquaculture industry, of which its people can be justifiably proud. It will deliver high quality, healthy food to consumers at home and abroad, and social and economic benefits to communities, particularly in rural and remote areas. It will operate responsibly, working within the carrying capacity of the environment, both locally and nationally and throughout its supply chain."	This will be taken into consideration when policies are formed on coastal development.
The Pollution Prevention and Control (Scotland) Regulations (2000)	These regulations encourage environmental problems to be addressed in an integrated way.	This will be taken into consideration when formulating policies on the control of pollution in Highland.
Changing out Ways - Scotland's Climate Change Programme (2006)	The Scottish Executive is committed to playing its full part to tackle climate change. Key elements of this programme are: <ul style="list-style-type: none"> - presenting a vision for Scotland and how we are to move forward - quantifying Scotland's 'equitable contribution' in carbon terms - setting a Scottish target for carbon emission reductions - demonstrating Scotland's achievements so far - setting out new actions and future directions across the main sectors - responding to the inevitable consequences of climate change 	The IMFLDP will seek to reduce the need to travel by allocating sites within the main villages where existing facilities and services exist. The Council will also support active and public transport, and will highlight the need for the provision of locally important pedestrian and cycle paths.
Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)	The strategy is intended to ensure that the nation's infrastructure is improved; that public services are modernised; that investment planning takes a long-term view; that the allocation of resources is	This will be taken into consideration when looking at proposed nationally important infrastructure in Highland.

	linked to the achievement of objectives and targets; and that the public sector disposes of surplus assets.	
Zero Waste Scotland	<p>This proposed targets on waste including;</p> <ul style="list-style-type: none"> the amount of municipal waste being recycled or composted is to be increased to 60 per cent by 2020 and a new target of 70 per cent by 2025 landfill from municipal waste is to be reduced to five per cent by 2025; and -no more than 25 per cent of municipal waste is to be used to generate energy by 2025 and large, inefficient incinerators are to be rejected; and -keeping the existing challenging target of stopping the growth in municipal waste by 2010 	This will be taken into account when formulating policies on waste and also renewable energy (ie Energy from Waste).
SEPA Guidelines for Thermal Treatment of Municipal Waste	These guidelines are material to the preparation of development plans and to the determination of planning applications for thermal treatment plants. The updated 2009 guidelines will carry the same status as a "material planning consideration" where relevant.	The IMFLDP will need to take these guidelines into consideration when preparing the plan especially when producing policies on Renewable Energy (Energy from waste plants) and waste.
Incineration of Waste and Reported Human Health Effects (Health Protection Scotland, 2009)	This report consider scientific studies on health effects associated with the incineration of waste; specifically non-occupational health effects and health effects from different waste streams such as clinical, hazardous, industrial and municipal	The IMFLDP will take this report into consideration in relation to any sites allocated from waste management uses
Countryside (Scotland) Act 1967	Part of this Act has been updated by the Land Reform (Scotland) Act 2003. The Act makes provision on outdoor access and other countryside related issues. S.66 of the Act also places a duty to conserve the natural heritage	The IMFLDP will pay due regard to the provisions of the act in terms of access to the outdoors and conserving the natural heritage
Natural Heritage Scotland Act 1991	The act deals with many natural heritage issues and has specific provisions related to irrigation and flooding	The IMFLDP will pay due regard to the provisions of the act when formulating policies on natural heritage and general policies which may have an affect on vulnerability to climate change.
Marine (Scotland) Act 2010	The main measures introduced by Act 2010 include Marine Planning, Marine Licensing, Marine Conservation, Improved Seal conservation and Improved	The IMFLDP will have due regard to the provisions of the act in formulation of policies on renewable development, coastal development and aquaculture.

	Enforcement.	
A Five Year Species Action Framework: Making a Difference for Scotland's Species (SNH)	This document presents a list of species that SNH believe new, focused effort and resources over the next five years by SNH and its partners could make the most difference to biodiversity.	The IMFLDP will have due regard to this document when formulating policies on species, habitats and biodiversity.
National Renewables Infrastructure Plan (2010)	This document supports the development of a globally competitive offshore renewables industry based in Scotland.	The IMFLDP will seek opportunities to help realise the vision within the document.
European Protected Species, Development Sites and the Planning System, Interim guidance for local authorities on licensing arrangements (2001) (Scottish Government)	This guidance clarifies the interim licensing arrangements which apply in cases where European protected species are present on any site which is the subject of a development proposal.	IMFLDP will pay due regard to this guidance when allocating sites.
Green Infrastructure: Design and Placemaking (2011)	The content of the document builds on <i>Designing Places</i> and <i>Designing Streets</i> to give practical tips on incorporating green infrastructure in masterplans	The Inner Moray Firth Local Development Plan will give due consideration to the importance of green infrastructure and the way in which it can influence the creation of place.
Policy on Control of Woodland Removal	The policy is in support of the Government's Scottish Forestry Strategy and the associated ambition to see Scotland's woodland resource increase to 25% of our land area. This document is accompanied by a number of pieces of associated guidance.	In producing the IMF LDP (especially in the allocation of land) due consideration will be given to the policy.
Wildlife and Natural Environment (Scotland) Act 2011	This act extended the regime for controlling non-native and invasive species	In producing the IMF LDP due consideration will be given to the policy.
Scottish Soil Framework (2009)	The Framework describes key pressures on soils, particularly climate change, relevant policies to combat those threats and identifies the future focus for soil protection, key soil outcomes and actions across a key range of sectors	The IMFLDP will have regard to the Framework when allocating sites for development and ensuring impact on soil is minimised
Scottish National Planning Policy Tier		
Scottish Planning Policy (2009)	This sets out national policy, the purpose of the planning system and the objectives for core parts of the planning system	IMFLDP will have regard to the SPP to ensure the IMFLDP meets with the Scottish Governments view on the purpose of the planning system.
National Planning Framework for Scotland 2 (2008)	This is the governments land use element of its economic strategy and sets out how each part of Scotland can play its part in making Scotland the best small country in	IMFLDP must take into account the information within NPF2 and build it into the IMFLDP.

	the world.	
PAN 33 Development of Contaminated Land	Advice on national planning policy matters related to the development of contaminated land.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 39 Farm and Forestry Buildings	Advice on national planning policy matters related to farm and forestry buildings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 2/2011 Planning and Archaeology	Advice on national planning policy matters related to archaeological remains.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 43 Golf Courses and Associated Developments (1994)	Advice on national planning policy matters related to golf course development.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 44 Fitting New Housing Development into the Landscape (1994)	Advice on national planning policy matters related to fitting new housing development into the landscape.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 47 Community Councils and Planning (1996)	Advice on national planning policy matters related to the inter-relationship between community councils and planning.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 50 Controlling the Environmental Effects of Surface Mineral Workings	Advice on national planning policy matters related to controlling the environmental effects of surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 50 Annex A: Control of Noise at Surface Mineral Workings	Advice on national planning policy matters related to control of noise at surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 50 Annex B: Control of Dust at Surface Mineral Workings	Advice on national planning policy matters related to control of dust at surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 50 Annex C: Control of Traffic at Surface Mineral Workings	Advice on national planning policy matters related to control of traffic at surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 50 Annex D: Control of Blasting at Surface Mineral Workings	Advice on national planning policy matters related to control of blasting at surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 51 Planning, Environmental Protection and Regulation (1997)	Advice on national planning policy matters related to the relationship between planning and environmental protection regulations.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 52 Planning and Small Towns (1997)	Advice on national planning policy matters related to planning for small towns	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 55 The Private Finance Initiative and the Planning Process (1999)	Advice on national planning policy matters related to the role planning plays in the private finance initiative.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 1/2011 Planning and Noise (2011)	Advice on national planning policy matters related to noise issues and development.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.

PAN 1/2013 Environmental Impact Assessment (2013)	Advice on national planning policy matters related to undertaking environmental impact assessment.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 59 Improving Town Centres (1999)	Advice on national planning policy matters related to regeneration of town centres.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 60 Planning for Natural Heritage (2000)	Advice on national planning policy matters related to the natural heritage.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 61 Planning and Sustainable Urban Drainage Systems (2001)	Advice on national planning policy matters related to sustainable drainage systems.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 62 Radio Telecommunications	Advice on national planning policy matters related to radio telecommunication infrastructure.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 63 Waste Management Planning (2002)	Advice on national planning policy matters related to waste management.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 64 Reclamation of Surface Mineral Workings (2003)	Advice on national planning policy matters related to the reclamation of surface mineral workings.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 65 Planning and Open Space (2008)	Advice on national planning policy matters related to open space.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 66 Best Practice in Handling Planning Applications Affecting Trunk Roads (2003)	Advice on national planning policy matters related to trunk roads.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 67 Housing Quality (2003)	Advice on national planning policy matters related to housing quality.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 68 Design Statements (2003)	Advice on national planning policy matters related to the requirement for design statements.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 69 Planning and Building Standards Advice on Flooding (2004)	Advice on national planning policy matters related to flooding.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 70 Electronic Planning Service Delivery (2008)	Advice on national planning policy matters related to the delivery of e-planning.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 71 Conservation Area Management (2004)	Advice on national planning policy matters related to the relationship between planning and conservation area management.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 72 Housing in the Countryside (2005)	Advice on national planning policy matters related to housing in the countryside	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 73 Rural Diversification (2005)	Advice on national planning policy matters related to rural diversification.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 75 Planning for Transport (2005)	Advice on national planning policy matters related to transport planning.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.

PAN 77 Designing Safer Places (2006)	Advice on national planning policy matters related to secure by design principles.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 78 Inclusive Design (2006)	Advice on national planning policy matters related to inclusive design.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 79 Water and Drainage (2006)	Advice on national planning policy matters related to water and drainage.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 80 Control and Management of Fly-posting (2006)	Advice on national planning policy matters related to control and management of fly posting.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 82 Local Authority Interest Developments (2007)	Advice on national planning policy matters related to developments in which the local authority has an interest i.e. development on local authority owned land.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 83 Masterplanning (2008)	Advice on national planning policy matters related to masterplanning.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 1/2010 Strategic Environmental Assessment of Development Plans (2010)	Advice on how to undertake SEA of Local Development Plans.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 2/2010 Affordable Housing and Housing Land Audits (2010)	Advice on national planning policy matters related to affordable housing and how to undertake housing land audits.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
PAN 3/2010 Community Engagement (2010)	Advice on national planning policy matters related to community engagement in the modernised planning system.	IMFLDP will have due regard to the contents and provisions of the PAN when formulating policies and allocating land.
Circular 03/2010 The Town and Country Planning (Limit Of Annual Value) (Scotland) Order 2010 (2010)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2011 The Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2010 (2010)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2012 Planning Obligations and Good Neighbour Agreements (2012)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 10/2009 Planning Enforcement (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 09/2009 Withdrawal and Replacement of the	Scottish Government policy on the implementation of legislation or	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the

Memorandum of Guidance on Listed Buildings and Conservation Areas (2009)	procedures.	Circular.
Circular 02/2012 Houses in Multiple Occupation: Guidance on Planning Control and Licensing (2012))	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 07/2009 Schemes of Delegation and Local Reviews (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 06/2009 Planning Appeals (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 05/2009 Hierarchy of Developments (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/2009 Development Management Procedures (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2009 Notification of Planning Applications (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2009 Development Planning (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 1/2009: Development Planning Appendix 1: The Habitats Regulations (2009)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular with regard to the protection of European sites and European Protected Species
Circular 01/2013 Strategic Development Plan Areas (2013)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2008 Statutory Guidance on Strategic Development Planning Authorities (2008)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2008 The Town and Country Planning (General Permitted Development) (Avian Influenza) (Scotland) Amendment Order 2008 (2008)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2011 The Town and Country Planning	Scottish Government policy on the implementation of legislation or	IMFLDP will have due regard to the provisions of legislation and the

(Environmental Assessment) (Scotland) Regulation 2011	procedures.	interpretation of this set out in the Circular.
Circular 07/2007 Consultation on and Notification of Planning Applications for Outdoor Sports Facilities and Open Space 2007 (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 06/2007 The Town and Country Planning (General Permitted Development) (Avian Influenza) (Scotland) Amendment Order 2007 (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/2007 The Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 2007 (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 30/2007 The Planning etc. (Scotland) Act 2006 (Consequential Provisions) Order 2007 (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2007 The Town and Country Planning (Fees for Applications and Deemed Applications)(Scotland) Amendment Regulations 2007 (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2007 Planning Controls for Marine Fish Farming (2007)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2006 Planning and the Carriage of Dangerous Goods and Use of Transportable Pressure Equipment (Amendment) Regulations 2005 (2006)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2006 Transport Act 2000 (Consequential Amendments) (Scotland) Order 2006 (2006)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2006 The Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 2006 (2006)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2005 The Town	Scottish Government policy on the	IMFLDP will have due regard to the

and Country Planning (Limit of Annual Value) (Scotland) Order 2005 (2005)	implementation of legislation or procedures.	provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2005 Notification of Planning Applications Development Affecting Trunk Roads and Special Roads (2005)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2004 The Town and Country Planning (Electronic Communications) (Scotland) Order 2004 (2004)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2004 Strategic Environmental Assessment for Development Planning; The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 (2004)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2004 The Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004 (2004)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/2003 Title Conditions (Scotland) Act 2003: Consequential Amendments to Planning and Compulsory Purchase Legislation (2003)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2003 Environmental Impact Assessment (Water Management) (Scotland) Regulations 2003 (2003)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/2003 Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas (2003)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2003 The Environmental Impact Assessment (Scotland) Amendment Regulations 2002 Review of Old Mineral Permissions (ROMPs) (2003)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 08/2002 Control of Development in Airport Public Safety Zones (2002)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/2002 Town and Country Planning fees for	Scottish Government policy on the implementation of legislation or	IMFLDP will have due regard to the provisions of legislation and the

Applications and Deemed Applications (Scotland) Amendment Regulations (2002)	procedures.	interpretation of this set out in the Circular.
Circular 05/2001 The Town and Country Planning (General Permitted Development) (Scotland) Amendment (No.2) Order 2001: Development by Telecommunications Code System Operators (2001)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2001 The Town and Country Planning (Demolition which is not Development) (Scotland) Direction 2001 (2001)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/2000 Code Of Practice For Planning Appeals And Other Planning Cases Determined By Written Submissions (2000)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 10/1999 Planning & Noise (1999)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 03/1999 Town and Country Planning (Compensation for restrictions on mineral working and mineral waste depositing) (Scotland) Regulations 1998 (1999)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/1999 Town and Country Planning (Scotland) (Minerals) Regulations 1998 (1999)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 25/1998 Review of Old Mineral Permissions and Environmental Impact Assessment Notes for Guidance (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 20/1998 The Town and Country Planning (Notification of Applications) (Scotland) Amendment (No.2) Direction 1998 Notification of Planning Applications (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 17/1998 Tribunals and Inquiries Act 1992 Planning and Compulsory Purchase Order Inquiries and Hearings: Procedures and Good Practice (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.

Circular 15/1998 Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 1998 Notification of Planning Applications (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 07/1998 Town and Country Planning (Use Classes) (Scotland) Amendment Order 1998 (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/1998 Addendum Model Planning Conditions (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/1998 The Use of Conditions in Planning Permissions (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/1998 Town and Country Planning (General Permitted Development) (Scotland) Amendment (No. 2) Order 1997: Water and Sewerage Authorities: Above Ground Sewerage Works (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/1998 The Town and Country Planning (Use Classes) (Scotland) Order 1997 (1998)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 43/1997 The Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 1997 Notification of Planning Applications (1997)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 36/1997 Compulsory Acquisition of Land. Land Compensation Rate of Interest (1997)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 17/1997 Environmentally Sensitive Areas (1997)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 05/1997 Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 1997: Consultation of Planning Applications for Roadside Facilities and Developments Affecting Playing Fields (1997)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/1997	Scottish Government policy on the	IMFLDP will have due regard to the

Notification of Planning Applications (1997)	implementation of legislation or procedures.	provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/1997 Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Amendment Applications 2013 (2013))	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 42/1997 Town and Country Planning (General Permitted Development) (Scotland) Amendment (No.2 Order 1996: Water and Sewerage Authorities and Liquefied Petroleum Gas Tanks (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 34/1996 Commencement of Section 96 of the Environment Act 1995: Review of Old Minerals Permissions (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 32/1996 Town and Country Planning Code of Practice for Local Plan Inquiries (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 18/1996 Town and Country Planning (General Permitted Development) (Scotland Amendment Order 1996: Close Circuit Television (CCTV) Cameras (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 16/1996 National Planning Policy Guideline (NPPG) 8: Retailing (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 10/1996 The Town and Country Planning (Development Contrary to Development Plans) (Scotland) Direction 1996 (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 05/1996 Town and Country Planning (Costs of Inquiries Etc) (Standard Daily Amount) (Scotland) Regulations 1996 (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 04/1996 Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 1996: Consultation with Community Councils and Scottish Environment Protection Agency, etc	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.

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Circular 01/1996 Local Plan Inquiries: Local Plan Service Standards (1996)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 25/1995 The Designation of Structure Plan Areas (Scotland) Order 1995 (1995)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 18/1995 Planning and Compensation Act 1991 Simplified Planning Zones (1995)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 15/1995 The Town and Country Planning (Demolition which is not Development) (Scotland) Direction 1994 (1995)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 02/1995 The Town and Country Planning (General Permitted Development) (Scotland) Amendment (No.3) Order 1994: Demolition, Toll Road Facilities and Miscellaneous Amendments (1995)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 01/1995 The Town and Country Planning (General Development Procedure) (Scotland) Amendment (No.2) Order 1994: Notices to Owners Etc under Section 24 and Miscellaneous Amendments (1995)	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 06/1995 (Revised 2000) Habitats and Birds Directive	Scottish Government policy on the implementation of legislation or procedures.	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 1/2011 Tree Preservation Orders	This Circular provides an overview of the new Tree Preservation Order procedure	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 9/1987 National Scenic Areas Development Management	Aims to protect and conserve National Scenic Areas	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Circular 20/1980 Development Control in National Scenic Areas	Aims to protect and conserve National Scenic Areas	IMFLDP will have due regard to the provisions of legislation and the interpretation of this set out in the Circular.
Designing Places (2001)	Scottish Executive's policy statement on designing places. Sets out government aspirations for design and the role of the planning	IMFLDP will have regard to this policy when formulating appropriate policies on design and place making.

	system in delivering these.	
Designing Streets – A Policy Statement for Scotland (2010)	Scottish Government’s policy statement for street design marking a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It sits alongside the 2001 planning policy document Designing Places, which	IMFLDP will have regard to this policy when formulating appropriate policies on design and place making. The policy will also influence the creation of supplementary guidance on residential design.
Cycling Action Plan for Scotland 2010	The Cycling Action Plan sets out how the government will get 10% of all journeys by bike by 2020, through expanding cycle routes and enhancing delivery of cycle training in school	The IMFLDP will have regard to this Plan when allocating sites for development and will encourage active travel.
Air Quality and Land Use Planning (2004)	Scottish Government advice on the relationship and issues between air quality and land use planning.	The IMFLDP will have due regard to the advice in considering plan content.
Regional		
A Smart, Successful Highlands and Islands (Highlands and Islands Enterprise, 2005)	This is an enterprise strategy for the Highlands and Islands. Its central aim is to realise the populations’ full potential on a sustainable basis, and outlines the strategic objectives of strengthening communities, developing skills, growing businesses and making global connections. In particular it addresses the issues of remoteness, affordability of housing, unique cultural and natural assets, lower than average incomes, increasing rural populations and balancing growth, and increasing business development.	The IMFLDP will reflect the need to build communities’ prospects for a sustainable future, through land allocations for business and housing (emphasising affordable housing), protecting and enhancing natural and built heritage, and encouraging (where appropriate) the use of renewable energy.
NHS Highland Annual Report	NHS Highland aim to improve health and reduce inequalities in health outcomes between different sectors of the Highland community, reduce the time people wait to receive services and modernise their services.	The Plan can help to meet the aim of reducing inequalities in health by promoting the development of suitable housing, particularly affordable housing and allocating sites for the development of buildings for medical practices can also help the NHS to modernise.
Highland Gypsy and Traveller Action Plan (2005)	The Highland Council Gypsy/Traveller Action Plan will enable the Council, working with partners, to improve its service provision by consulting with Gypsy/Travellers to improve understanding of their needs and aspirations, identifying the existing provision of services, monitoring access to services, and identifying required service improvements and necessary resources to facilitate	The IMFLDP may be required to make land available for the services mentioned.

	access to services.	
Highland Rail Report 'Room for Growth' HIE (2006)	Commissioned to inform National Rail Strategy regarding future rail traffic growth and infrastructure for Highland rail network. Identifies constraints and enhancement options to support freight and passenger service development.	The IMFLDP will take possible future transport improvements into account.
Highland Rail – Traffic Growth Phase 1 Report HIE 2006	The 'Room for Growth' Study for all of the rail routes in the Highlands of Scotland has been commissioned by Highlands and Islands Enterprise to address key rail development issues. These key rail issues are dealt with in the Rail Utilisation Strategies (RUS) in other parts of the country, the responsibility of Network Rail.	These will be taken into consideration along with the information contained in NPF 2 and the Scottish Transport Projects Review.
Highland Rail – Traffic Growth Phase 2 Report HIE 2006	The 'Room for Growth' Study for all of the rail routes in the Highlands of Scotland has been commissioned by Highlands and Islands Enterprise to address key rail development issues. These key rail issues are dealt with in the Rail Utilisation Strategies (RUS) in other parts of the country, the responsibility of Network Rail.	These will be taken into consideration along with the information contained in NPF 2 and the Scottish Transport Projects Review.
Housing Highland's Communities: Local Housing Strategy (2010)	The Highland Housing Strategy shows how The Highland Council and its partners will aim to meet people's housing needs over the next 5 years. It is used to guide local action on housing issues such as building new affordable homes and setting up new services.	The strategy will have an impact on housing allocations within the IMFLDP, particularly the provision of affordable housing.
The Highland Council's Planning for Sustainability in the Highlands DPPG (2006)	This is a guidance note in support of sustainable design. It offers advice on designing in a sustainable way to maximise the benefits which new development can provide while aiming to reduce the carbon footprint that this will create.	All new allocations in the IMFLDP will now place a requirement on planning applicants to demonstrate, by means of a Sustainable Design Statement, that their proposals take account of sustainable design practice.
Highland Renewable Energy Strategy and Planning Guidelines (2006) (currently being reviewed and will be in part replaced with SPG for On-Shore Wind Energy Developments)	The Highlands have extensive renewables through hydro, wind, tide and bio-fuel energy. Developing ways to harness these are being explored. The drive for using energy from renewable sources comes from the recognition that global warming is related to greenhouse gas emissions such as carbon dioxide which arise largely from energy production. The document offers a 'Vision for Renewables Development in	The IMFLDP will avoid recommending sites for development within the vicinity of electricity pylons and will safeguard areas that are required for the creation of renewable energy.

	Highland' and offers information on what infrastructure is required to develop the national electricity grid.	
Highland Council Local Transport Strategy (2010)	The Highland Council prepare a Local Transport Strategy and implement the policies, plans and projects to improve and manage the Highland transport system.	This document is utilised by the IMFLDP team in order to help enable and encourage transport improvements.
Fisheries Development Strategy	This strategy identifies action which should be taken by the Council with regards to: fishing and processing; aquaculture; sport fishery; and natural environment.	The IMFLDP will need to ensure that it promotes the actions in this strategy.
The Council's Contaminated Land Inspection Strategy (2001)	The contaminated land regime brought into force with the Contaminated Land (Scotland) Regulations 2000 requires Local Authorities to identify and secure the remediation of contaminated land in their area.	The IMFLDP should take account of the sites identified through inspection that overlap with potential development sites allocated in the IMFLDP.
Regional Transport Strategy for the Highlands	Transport Strategies produced by HITRANS which will enhance economic well being; promote safety, social inclusion and equal opportunity; plan for a sustainable transport system; and integrate across boundaries with other Partnerships. This Strategy takes account of future needs and sets priorities for transport development and improvement.	This has been taken into account through the production of the Highland Local Transport Strategy which is currently in production. This is being taken produced in partnership with the IMFLDP.
City of Inverness Greenspace Strategy	Sets out a long term vision for protecting and enhancing greenspace within the city. Sets out the importance of greenspace in Inverness and the positive impacts it can have on health, economy, environment, education and tourism.	Should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004 and will deliver towards the objectives within the IMFLDP relating to healthier Highland.
A96 Growth Corridor Framework	An implementation scheme covering the overall phasing, infrastructure, funding, developer contributions protocol and deliver mechanisms for expansion and development eastwards of Inverness to the border with Moray.	The Corridor Plan has undergone separate Strategic Environmental Assessment., however some elements will be covered by this SEA as well.
Community Plan (Well Being Alliance)	While still a valid document this has been superseded by Single Outcome Agreement 2.	Not applicable
Highland Climate Change Strategy	A requirement of being a signatory to Scotland's Climate Change Declaration, the Climate Change Strategy will set out Highland Councils actions to mitigate the causes of Climate Change and adapt to its likely impacts. The Strategy will be developed during	This will be taken into consideration when bringing forward policies under the plan objective of Sustainable Development and climate change

	the term of this administration.	
Badenoch and Strathspey Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Badenoch and Strathspey area.	This plan will be superseded by the IMFLDP.
Inverness Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Inverness area	This plan will be superseded by the IMFLDP.
Ross and Cromarty East Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Ross and Cromarty area	This plan will be superseded by the IMFLDP.
Sutherland Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Sutherland area	The IMF LDP will share a boundary with this Local Plan therefore it should ensure approaches are compatible.
West Highland & Islands Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the West Highland and Islands area	The IMF LDP will share a boundary with this Local Plan therefore it should ensure approaches are compatible.
Nairnshire Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Nairnshire area	This plan will be superseded by the IMFLDP.
Open Space in New Residential Development: Interim Supplementary Guidance	This guidance sets standards for quantity, quality and accessibility of open space in new residential development	The IMFLDP will carry this document forward as Supplementary Guidance.
Highland Access Strategy	Aims to address the needs and aspirations of people of all ages and abilities to deliver a wide range of recreational and enjoyment of the environment benefits for walkers, cyclists, equestrians and paddlers. Thereby contributing to social inclusion, health improvements, sustainable transport and improvement to the overall quality of life by unlocking this potential and guiding the way in which the Council and its partners can take forward plans for access throughout the Highland Council area.	The Access Strategy is undergoing separate Strategic Environmental Assessment.
Ports and Sites Strategy	Produced in 2006 this integrated Strategy sets out a long term vision (2050) for the ports and major sites in the Inner Moray Firth. It has four main purposes: to shape future collaboration by the parties; to help steer public sector investment priorities; to maximise regional development potential, and to	This will be taken into account when producing the spatial strategy for the area.

	identify key implementation actions.	
Highland Area Tourism Strategy (partnership strategy)	Produced in 2006 by the Highland Area Tourism Partnership sets out a Strategy (until 2015) and Action Plan (3 year) which sets out how Highland tourism could be developed to achieve the Government's 50% growth target by 2015.	This will have a strong influence over policy formulation on tourism.
Highland Forest and Woodland Strategy	This document sets out the Council's aspirations for forestry and woodland in the Highlands. It provides guidance for developers and a focus for the Council's engagement with the private sector, the Forestry Commission and Forest Enterprise, in its role as consultee on forestry applications.	This will influence policy creation for the Managing our natural resources objective of the IMFLDP.
Education and New Residential Development: Interim Supplementary Guidance	This guidance sets out how the Council will seek developer contributions to Education provision when a proposal for 4 or more new dwellings is submitted to the Council.	The IMFLDP will carry this document forward as Supplementary Guidance.
Housing in the Countryside: Interim Supplementary Guidance	Sets out policy guidance on how the current housing in the countryside policy should be applied.	This will have an influence and be influenced by the Housing in the Countryside Policies in the IMFLDP. The IMFLDP will carry an amended version of this document forward as Supplementary Guidance.
The Highland Council Waste Strategy (2009)	Sets out the existing waste-management infrastructure, develop the principals and plan for progress in waste management in the medium and long-term to meet current and future legislative requirements and objectives of the National Waste Plan. Seeks to make the maximum possible contribution to reduce environmental impact at an acceptable cost and the maximisation of opportunities for businesses arising from sustainable waste opportunities.	This will heavily influence the waste management and waste infrastructure policies of the IMFLDP.
Ross and Cromarty East Local Biodiversity Action Plan	Considers the habitats and species present in Ross and Cromarty, lists the main issues, and highlights some projects that are already working to improve the biodiversity of the area. The Plan then identifies some opportunities for future projects that could help conserve and enhance the biodiversity of Ross and Cromarty in the next five to ten years.	IMFLDP will have due regard to the provisions of the LBAP and will support their delivery through policies. The area Local Development Plans may be best placed to deliver more localised targets.
Inverness and Nairn Local Biodiversity Action Plan	Considers the habitats and species present in Inverness, lists the main	IMFLDP will have due regard to the provisions of the LBAP and will support

	issues, and highlights some projects that are already working to improve the biodiversity of the area. The Plan then identifies some opportunities for future projects that could help conserve and enhance the biodiversity of Inverness in the next five to ten years.	their delivery through policies. The area Local Development Plans may be best placed to deliver more localised targets.
Badenoch and Strathspey Biodiversity Action Plan	Considers the habitats and species present in Badenoch and Strathspey, lists the main issues, and highlights some projects that are already working to improve the biodiversity of the area. The Plan then identifies some opportunities for future projects that could help conserve and enhance the biodiversity of Badenoch and Strathspey in the next five to ten years.	IMFLDP will have due regard to the provisions of the LBAP and will support their delivery through policies. The area Local Development Plans may be best placed to deliver more localised targets.
Ross and Cromarty Landscape Character Assessment (1999)	LCA provides baseline information that can be used to guide landscape change - by feeding into development plans, decisions on development proposals, land management plans, indicative forestry strategies and agri-environment schemes.	IMFLDP will have regard to the principles of the LCA when preparing policies on landscape. Consideration will also be given to the LCA when allocating sites to consider their fit with the landscape.
Inverness Landscape Character Assessment (1996)	LCA provides baseline information that can be used to guide landscape change - by feeding into development plans, decisions on development proposals, land management plans, indicative forestry strategies and agri-environment schemes.	IMFLDP will have regard to the principles of the LCA when preparing policies on landscape. Consideration will also be given to the LCA when allocating sites to consider their fit with the landscape.
Inner Moray Firth Landscape Character Area (1997)	LCA provides baseline information that can be used to guide landscape change - by feeding into development plans, decisions on development proposals, land management plans, indicative forestry strategies and agri-environment schemes.	IMFLDP will have regard to the principles of the LCA when preparing policies on landscape. Consideration will also be given to the LCA when allocating sites to consider their fit with the landscape.
Moray and Nairn Landscape Character Assessment (1998)	LCA provides baseline information that can be used to guide landscape change - by feeding into development plans, decisions on development proposals, land management plans, indicative forestry strategies and agri-environment schemes.	IMFLDP will have regard to the principles of the LCA when preparing policies on landscape. Consideration will also be given to the LCA when allocating sites to consider their fit with the landscape.
Central Highlands (including 2009 update) - Natural Futures Series	Natural Heritage Futures guides the management of Scotland's nature and landscapes towards 2025.	IMFLDP will have regard to the vision for natural heritage set out in the document when formulating policies and allocating land.
Single Outcome Agreement 2 (2009)	Identifies areas for improvement and to deliver better outcomes for	IMFLDP will facilitate delivery of the land use based elements of the SOA 2

	the people of the Highlands and Scotland, through specific commitments made by the Council, its community planning partners and the Scottish Government.	
Highland Council Ward Profiles (2009)	These give important information on each of the wards including population data and other statistics	These will influence the content of the monitoring report which will then be taken into account when formulating policies in the IMFLDP.
RSE Inquiry into the Future of Scotland's Hill and Island Areas - Highland Council Response	RSE established a Committee of Inquiry into the future of Scotland's hill and island areas. The inquiry was prompted by concern at the consequences of changes to the Common Agricultural Policy and the threat to the future of some communities, but it was also to examine relevant economic, environmental and social matters.	This will influence the Council's approach to the development of the wider countryside and upland areas as part of the strategy in the IMFLDP.
Highland Council Unemployment Monitoring web pages (also includes other DWP benefits)	This is statistical information published by the Highland Council on the levels of unemployment and benefit claimants in Highland.	This will have an influence over the plan objective of sustainable economic growth and dealing with climate change.
HIE Operating Plan 2008 - 2011	This set out how HIE was going to put the Scottish Government's Economic Strategy into Practice.	This will influence the directions for growth section of the IMFLDP and also the Strategy.
HIE Area Economic Profiles 2007	These provide information and analysis on the socio-economic profile of key areas in the Highlands and Islands. Information is available on: <ul style="list-style-type: none"> ▪ recent population trends ▪ age structure ▪ unemployment by area and gender ▪ income ▪ gross value added ▪ employment by sector and gender ▪ employment by company size ▪ business starts ▪ e-business adoption ▪ educational attainment ▪ school leaver destinations ▪ house prices 	This information will be used in the monitoring report and then where appropriate used to influence the content of the Sustainable Economic Growth Section of the IMFLDP.
Review of Tourism Spend 2009	A Report was commissioned in order to give the Council a stronger evidence base on which to base decisions on the future allocation of its tourism development resources. This report details the findings of the review, and gives recommendations as to how the Council might allocate its tourism development budget in the future.	This will have a significant influence over the section on Tourism within the IMFLDP.

<p>Sheltered Housing Review 2004</p>	<p>There were a number of reasons for undertaking the Sheltered Housing Review:</p> <p>The population projections predicting a marked increase in the number of older people in Highland over the next 10 years.</p> <p>The Scottish Executive Joint Future Report recommendation that older people are supported to live at home, rather than move into residential care. The need to modernise The Highland Council's sheltered housing service, in line with these policy trends and demographics.</p> <p>The need to ensure that the service provided in sheltered housing is consistent across all Council Areas.</p>	<p>This report will influence the section of the IMFLDP which deals with planning for an ageing population.</p>
<p>Highlands Strategic Housing Investment Plan 2008</p>	<p>This Strategic Housing Investment Plan (SHIP) demonstrates how investment in affordable housing will be delivered on the ground, over the next 5 years, so that the outcomes and targets set out in Highland's Local Housing Strategy 2003-2009</p>	<p>This will have an influence on the production of policies on Housing land supply and affordable housing. This will also need to be read with the Housing needs and Demand Assessment 2003 and 2009 and the emerging Local Housing Strategy.</p>
<p>Highlands Housing Needs and Demands Assessment 2010</p>	<p>Refocuses the role of planning in the delivery of housing, from debates around the calculations of housing requirements and land availability, to building a better, more diverse range of housing to serve the economic, social and environmental aspirations of Scotland.</p>	<p>IMFLDP will have regard to the findings of this assessment when formulating housing policies and allocating land to meet the housing need and demand.</p>
<p>Cairngorm National Park Local Plan</p>	<p>Sets the strategy and land use framework for the development of land and protection of the environment in the Cairngorms National Park Authority area</p>	<p>We will take this into consideration as they are a neighbouring authority but it will not have influence over the development of policy within the IMFLDP.</p>
<p>School Roll Forecasts</p>	<p>This is statistical information regarding the School roll for both primary and secondary schools in Highland</p>	<p>This will influence the Sustainable mixed communities section of the IMFLDP and also the directions for growth section as capacity at schools will have an impact on where development may be directed.</p>
<p>Council Area Population Projections 2006 to 2031</p>	<p>Statistical analysis of how the Highland population is projected to grow up to the year 2031.</p>	<p>This will have a large influence over the strategy for the IMFLDP so a population change can be considered as part of the development of highland.</p>
<p>Moray Firth SAC Management Scheme (2009)</p>	<p>Provides a list of generic and specific actions that relevant authorities have agreed to implement in order to safeguard and enhance the bottlenose dolphin and sub-tidal sandbank</p>	<p>A number of the activities are directly relevant to IMFLDP, for example water quality, diffuse run-off from land, coastal development, aquaculture and marine littering.</p>

	interests of the Moray Firth SAC	
Ross and Cromarty Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to access to the outdoors.
Inverness and Nairn Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to access to the outdoors.
Highland Area Management Plan for River Basin Planning	Sets out where action needs to be taken to maintain the current quality of rivers, lochs etc and where improvements still need to be made	
Moray Firth Natural Heritage Futures Series (2002 and 2009 Update)	Documents which aim to ensure an integrated approach is taken to protection and enhancement of the Moray Firth.	The IMF LDP will give due consideration to the recommendations of the Natural Heritage Futures Series.
Badger Policy Guidance Note (2007)	Policy guidance note which seeks to deliver a proactive approach to badger protection. It is accompanied by a series of best practice guidance.	The IMFLDP will give due consideration to the policy guidance in the Inverness area.

By carrying out this analysis and the more general site analysis as part of the plan making process it has facilitated the development of a Local Development Plan which gives due consideration of the necessary plans, policies and strategies which may effect and those which may be effected by the Inner Moray Firth Local Development Plan.

Compatibility with other PPS

There are a number of interrelated documents which are directly relevant to the Inner Moray Firth Local Development Plan. These documents, and their compatibility with the IMFLDP, are listed below:

Single Outcome Agreement 3 (SOA3)

The Single Outcome Agreement 3 delivers a partnership approach to tackling issues which affect Highland. As part of this there are a number of National and Local Outcomes, the ones relevant to this project are listed below. It is considered that the Inner Moray Firth is compatible with the SOA3 by helping to deliver the national outcomes listed below.

National Outcomes

- We live in a Scotland that is the most attractive place to do business in Europe (NO1)
- We realise our full economic potential with more and better opportunities for our people (NO2)
- We live in well designed, sustainable places where we are able to access the amenities and services we need (NO10)
- We value and enjoy our built and natural environment and protect it and enhance it for future generations (NO12)

Highland Council Core Path Plan

The Core Path Plan aims to satisfy the basic needs of local people and visitors for general access and recreation and will provide links to the wider path network throughout the Highland Council area. These core paths comprise a mixture of existing paths with some new paths. It is considered that the Inner Moray Firth is particularly compatible with the Core Path Plan through highlighting existing Core Paths as a constraint to safeguard their status as well as helping to identify when aspirational paths could be delivered as part of development of site options.

Highland-wide Local Development Plan (HwLDP)

There is a strong compatibility between the Highland-wide Local Development Plan, particularly in terms of outlining a coherent vision and spatial strategy. In terms of developing site allocations outlined in the IMFLDP, all development proposals will also be subject to the general policies in HwLDP ensuring a robust assessment of proposals to be made.

Highland Council Local Transport Strategy (LTS)

The LTS guides policy and investment on transport within Highland in partnership with other agencies. The LTS acknowledges the Moray Firth has high volumes of traffic along with delays and congestion during commuter periods. This needs to be addressed to remove barriers to development.

The Inner Moray Firth Local Development Plan as the Plan aims to guide land use strategy and set the pattern for future traffic generation and attraction in the years ahead. Transport and the capacity of the network is a key feature of the plan. Within the Moray Firth area in particular, and to a lesser extent in other areas of the Highlands, there is an opportunity for developer engagement on infrastructure improvements and there is the need to work closely with these developers on interventions to enhance capacity of the network where this is required. This will also assist in the introduction of active travel through cycling and walking networks within and to new developments where these opportunities arise.

Highland Council Programme; 'Working together for the Highlands 2012-2017'

The Council's programme for action sets out the Council's priorities for between 2012 and 2017 for making the Highlands one of Europe's leading regions, creating sustainable communities with more balanced population growth and economic development and building a fairer and healthier Highlands. The programme outlines a series of commitments across different themes including those which are carried through to the Inner Moray Firth LDP. The Inner Moray Firth LDP is therefore considered to be compatible with the commitments outlined in the Council Programme.

Relevant aspects of the current state of the environment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

The purpose of this section is to provide enough environmental baseline data to:

- support the identification of environmental problems;
- support the process of assessing the environmental effects; and
- provide a baseline against which future monitoring data can be compared.

General

The Inner Moray Firth Local Development Plan covers an area (including all islands at low water) is 5128 square kilometres. This is 6.51% of Scotland.

This section of the Environmental Report is split by SEA Topic as defined by the Environmental Assessment (Scotland) Act 2005. A table and maps showing baseline data can be found in Appendix 1.

Biodiversity, Flora and Fauna

Natural heritage designations cover a range of habitats in the Inner Moray Firth area. The number designated sites within the plan area is shown in the table below.

Designation	Number of Sites	Area covered (Hectares)
Site of Special Scientific Interest	67	77124
Special Area of Conservation	24	216365
Special Protection Area	17	82251
National Nature Reserve	3	17482
Site of Local Nature Conservation Importance	0	0
Local Nature Reserve	1	55.28
Ramsar	6	16390

Source: SNH Site Link March 2012

The Moray Firth Special Area of Conservation lies adjacent to the plan area. In addition the Cairngorms National Park lies just to the south of the Local Development Plan boundary.

There are also a number of forestry features in Highland much of which is included in the semi-natural and ancient woodland inventory (14,812ha) and there are also large areas of commercial forestry including 70,208ha controlled by Forestry Commission Scotland. There are extensive semi-natural areas of woodland in the south and west of the plan area. While many of these are not covered by statutory designations, it does highlight these areas as potentially high value ecological habitat.

The following habitats occur in Highland (many of which in the area covered by the Inner Moray Firth Local Development Plan) and are priority habitats in the UK Biodiversity Action Plan (UK):

Ancient and/or species rich hedgerows	Maerl beds
Blanket bog	Martime cliffs and slopes
Blue mussel beds	Mestotrophic lakes
Calaminarian grasslands	Mountain heaths and willow scrub
Carbonate mounds	Mud habitats in deep water
Cereal field margins	Mudflats
Coastal and floodplain grazing marsh	Native pinewood
Coastal saltmarsh	Oligotrophic and dystrophic lochs
Coastal sand dunes	Open mosaic habitats on previously developed land (brownfield sites)
Coastal vegetated shingle	Ponds
Deep sea sponge communities	Purple moor grass and rush pasture
Estuarine rocky habitats	Reedbeds
Eutrophic standing waters	Rivers
Fens	Saline lagoons
File shell beds	Seagrass beds
Fragile sponge & anthozoan communities of subtidal rocky habitats	Seamount communities
Inland rock outcrops and scree habitats	Sheltered muddy gravels
Intertidal boulder communities	Tidal rapids
Limestone pavements	Traditional orchards
Lowland calcareous grassland	Upland calcareous grassland
Lowland dry acid grassland	Upland flushes, fens and swamps
Lowland heathland	Upland hay meadows
Lowland meadows	Upland heathland
Lowland wood pasture and parkland	Upland mixed ashwoods
Machair	Upland oakwood
	Wet woodland

The protected species listed in Appendix 2 of the Statutorily Protected Species: Supplementary Guidance are known to be found in Highland. This document can be found on the link below <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/Highland+Statutorily+Protected+Species+Supplementary+Guidance.htm>

Badgers are an important protected species which have a concentrated population around the south and east of Inverness. The Highland Council have produced a Badger Policy Guidance Note (2007) and associated best Practice guides, which are available on the link below: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/Otherplanningguidance.htm>

This seeks to take a strategic approach to the protection of badges rather than consideration of the impact of development in isolation.

Wild Deer are an important element of Scotland's biodiversity and ecology, an economic asset and valued as an iconic species. They are present across the Inner Moray Firth and while predominantly found in woodlands and higher ground, they are now commonly found on the edge of settlements.

Green networks help to create a sense of place by providing spaces to meet friends and neighbours, take part in sport, recreation and play while also making a significant contribution to the biodiversity of the area. Green networks should be a facilitating feature which enables the delivery of high quality development which integrates with green networks and aids the protection and enhancement of the network. Detailed mapping and priorities have been identified in the A96 Corridor and work is progressing on the Ross-shire Green Network and the priorities for delivery in the network will be included as an annex to the Green Networks: Supplementary Guidance.

Population

The current population of the plan area is 133, 004 (60% of the Highland population) and is expected to grow to around 155,132 by 2031. The current population density is 25.9 people per square kilometre compared to the Highland population density of 8.6 people per square kilometer.

Human Health

Information from the census is one of the best and simplest methods we have of health of our population. In Highland the percentage of total with a long term limiting illness is 18.4% which is below the 20.3% average in Scotland as a whole. Please note that this is 2001 Census information.

Soil

Given the scale of the area of the plan and the diversity of its land there are a wide range of different soil types. A map in Appendix 1 shows a map produced by the Macaulay Institute (now James Hutton Institute showing the different types of soils in Scotland. It can be seen from this map that there a number of different types of peat based soils and a large areas of peatland. This information is supplemented by Map 6 of the Land use Strategy for Scotland the depth of peat in Highland, however there is limited peat to be found around the Moray Firth. Peat is important in terms of its carbon storage properties and the habitats (many of which are water dependant) which it provides. The removal and disturbance of peat can mean the stored carbon is released and may contribute to climate change. Scottish Natural Heritage's Information note 318 provides a reproducible method for categorising the carbon richness of soil mapping units produced by the soil survey of Scotland. While this work has not been carried out the carbon storage potential of soil is recognised.

The soil capability in the plan area varies considerably, with some of the richest areas of prime agricultural land in Highland being present in the plan area. While there is no class 1 prime agricultural land there are areas of Classes 2, 3,1 and 3.2. The plan will take the approach to prime agricultural land as set out in Scottish Planning Policy as confirmed by the Highland-wide Local Development Plan.

Water

The quality of the freshwater environment is recognised internationally for its importance as a spawning ground for wild salmon and use by whisky distilleries. The many lochs and rivers that characterise the local area are important for local economies and provide the scenic backdrop that encourages so many tourists to the area. In addition the high quality of the water quality is recognised by the presence of Bottlenose Dolphins which reside in the Moray Firth, which is designated as a Special Area fo Conservation. The River Basin Management Plan (RBMP) Area Management Plans provide valuable baseline information on the quality of water in Highland. The majority of the plan area is covered by the [North Highland](#) RBMP Area Management Plans however small parts of the plan area are covered by the [North East Scotland](#), and [West Highland](#) RBMP Area Management Plans.

Air

Highland is not as affected by air pollution from extensive road networks and heavy industries as the rest of Scotland. The Highland Council undertake annual air quality reviews of their areas to ensure that the national air quality objectives will be achieved. The pollutants that require to be assessed by the local authority are:

- Benzene
- Carbon monoxide
- 1,3-butadiene
- lead
- nitrogen dioxide
- sulphur dioxide
- fine particles

If the objective for a pollutant is exceeded or predicted to be exceeded by the required date for compliance, the local authority must declare the affected area an Air Quality Management Area.

The authority must then draw up and implement an Action Plan to reduce pollution levels in the specified area. The Highland Council monitor air quality either manually or automatically in the following locations:

- Telford Street, Inverness
- Union Street, Inverness
- Academy Street, Inverness
- Queensgate, Inverness
- Wyvis Terrace, Dingwall
- Station Road, Dingwall
- Kintail Place, Dingwall
- Burns Crescent, Dingwall

Highland at present does not have any Air Quality Management Areas as the pollutant levels are below the national objective values. The 2010 Air Quality Progress Report for the Highland Council Area is available to view [online](#).

Climate Change

In Highland one of the main contributors to climate change is transportation due to the emissions of carbon dioxide. High levels of CO₂ and other “greenhouse gases” in the atmosphere are thought to accelerate the Earth’s natural warming. Warming is predicted to have a variety of environmental consequences including increased frequency and severity of storm events, as well as rises in sea level, which may have an affect on the coastal communities throughout the plan area. Changes in rainfall patterns could lead to increased erosion and pollution associated with surface run-off.

Material Assets

For the purposes of this Environmental Report waste, access and transport are considered to be material assets. In terms of waste it is considered that the materials and management of waste as a result of development is a key consideration given the potential location and scale of development.

In terms of access to the outdoors The Highland Council Access Strategy 2008-2011 provides the key information on this valuable material asset including the level of access infrastructure as set out in the table below:

Access Resource	Distance (km)	%
Rights of Way	3362	11.6
Promoted	3959	13.6
Other Paths	8331	28.7
Roads	13401	46.1
Total	29053	100

Note: This information is Highland-wide.

The Highland area has a diverse transportation network encompassing one of the longest road networks in Scotland. Generally the transport infrastructure across Highland comprises of:

- 6730km/4182 miles of locally adopted road;
- 1400 bridges (span greater than 3 metres) and 700 structural culverts (up to 3 metres);
- 951km of trunk road;
- 108 harbours, slipways and piers; and
- 2 airports

Cultural Heritage

There are a number of cultural and built heritage features in Highland. These are set out in the table below:

Designation	Number of Sites
Schedule Monuments	335

Listed Buildings	A - 122 B - 1176 C(S) – 717
Entry in Inventory of Gardens Designed Landscapes	21
Conservation Areas	20
Entry in Inventory of Historic Battlefields	2

The Highland Historic Environment Record includes 53677 records of all known archaeological sites, historic buildings and historic landscapes that make up the archaeological and historical heritage of the Highland area.

Landscape

This local development plan covers a large area and therefore it can be expected the landscape varies significantly across the area. A number of Landscape Character Assessments cover the plan area and describe the variety of landscape character types across the area. The Munro's, Corbett's and other hills and mountains are key features in the landscape and attract visitors to the area year after year. Much of the Inner Moray Firth area is also dominated by coastline. The Council's Coastal Development Strategy classifies different types of coast in the plan area. It found that much of the coast within the plan area is either developed or undeveloped, however there are also a number of areas identified as isolated coast.

Wild land is found in some of Scotland's remoter upland, mountain and coastal areas, which are very sensitive to any form of intrusive human activity. There are four wild land areas partly within the plan boundary (Rhiddoroch – Beinn Dearg – Ben Wyvis; Central Highlands; Braeroy – Glenshirra – Creag Meagaidh and Monadhliath).

There are nationally important landscapes in the area and these are recognised by being designated as National Scenic Areas (NSAs). There are 3 NSAs wholly or partly within the plan boundary (Glen Strathfarrar, Glen Affric and Dornoch Firth) and one NSA adjoining the plan boundary (Kintail). A list of the landscape qualities that make these NSAs special can be found on the Scottish Natural Heritage [website](#).

There are 8 Special Landscape Areas within the plan, citations for these have been prepared and are available [online](#). The boundaries of these areas are up for debate as part of the consultation on the Inner Moray Firth Local Development Plan.

The key facts and the baseline information collated for this environmental report has helped us to identify some environmental problems in the Highland area. Environmental problems that effect the area are identified in Table 3. Some of the negative trends highlighted in this table are likely to continue if no on-shore wind energy guidance is brought forward.

Gaps/Unreliability of Baseline Data

Much data and information was available through the Consultation Authorities, the Scottish Government and there was a wealth of information on offer to the Highland Council to inform the baseline data for this Environmental Report. However, there are a number of factors which can limit the validity of this data:

- Some parts of the plan area have been studied more widely than others. Therefore, the quality and accuracy of information for some areas will be greater than for others;
- Collation of data has predominantly been gathered at a Highland wide basis, including the Cairngorms National Park, therefore it proved difficult to disaggregate these to information that covers just the Inner Moray Firth Local Development Plan area; and
- The data relevant to this Report is held in different forms. If information is held in databases and Geographic Information Systems it can be more easily queried than information which is only in the printed form in reports, books or even on websites.

Environmental problems

Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the Inner Moray Firth Local Development Plan and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

Environmental problems that affect the Inner Moray Firth Local Development Plan are similar to those which affect the Highlands as a whole. These environmental problems are identified in the table below. The environmental problems have been identified using the baseline data available in Appendix 2 and refined following consultation authorities responses at scoping stage.

The negative trends highlighted in this table are likely to continue if there are no planning policies to help guide development to appropriate locations subject to suitable planning conditions.

Table 3: Environmental Problems Relevant to Inner Moray Firth Local Development Plan

SEA Issue	Potential Environmental Impact resulting from Inner Moray Firth Local Development Plan	Implications for Inner Moray Firth Local Development Plan
Biodiversity, flora, fauna	Stress on biodiversity and loss of habitat resulting from development. Conflicts between designated areas and economic development. Vulnerability of rare and endangered flora and fauna to changes in climate. Loss of native, ancient, long established and semi-natural woodland cover. Fragmentation of the green network. Loss of habitats and roosts for protected species. Potential for cumulative impacts on Badgers and Wild Deer. Potential indirect effects on designated sites. Potential for increase in non-native species.	The local development plan needs to ensure a balance between the demand for development while protecting the quality and character of the environments. The local development plan will identify areas of native woodland and other components of the green network and ensure that the impact on these areas is fully considered in development proposals.
Population	Increasing population putting increased pressure on the natural environment in terms of water supply, energy supply and transport links. Wastewater treatment. Increased production of waste as a result of increased population. Limited opportunity for active travel	The local development plan will identify mitigation measures for each allocation and its alternative (where appropriate) to ensure key infrastructure provision as detailed does not impact on the natural environment to a negative extent.
Human health	Ageing population. Loss of land for recreation. Lack of provision of affordable housing.	The local development plan will identify areas of recreational land which may need protection from development. This will be accompanied by the notion of green networks in and around each of the main settlements. Identify sufficient housing land to allow the delivery of sufficient affordable housing. Ensure adequate open space provision and

		linkage into path networks.
Soil	Erosion. Potential contamination from waste storage. Impact of loss of good quality soils (including those identified as prime agricultural and/or carbon rich) through development. Generation of waste soils.	The Local Development Plan will seek to deliver development in line with the policy approaches as set out in SPP and the Highland-wide Local Development Plan.
Water	Flooding, drainage and erosion resulting from infrastructure and changing climate. The need to sustain water supply and sewage treatment. Tidal and fluvial flood risk to new and existing development. Reduced quality of watercourses and the coastal environment.	The local development plan will promote the development of sites which will lead to the sustainable use of use of resources, including water. It will seek not to allocate sites which substantial sections of the site are at a medium to high flood risk and where sites are allocated to put in place mitigation hierarchy.
Air	Negative impact of development on air quality.	The local development plan will put in place development requirements on sites, where appropriate, to ensure green travel plans are produced and air quality is maintained. The LDP will identify in the supporting text any existing areas of poor air quality.
Climatic factors	Lack of sustainable design. Impact of sea level rising. Movement of species in the face of climate change.	The local development plan should seek to allocate sites which will aid the reduction in greenhouse gas emissions through development of mixed use sites, and better active travel connections, where appropriate, will be identified as a requirement of development on sites. Ensure allocations avoid sites at risk from sea level rising or which might prejudice coastline management measures to respond to sea level rising.
Material assets	Increase travel/energy needs. The challenge of managing access to the natural environment.	The local development plan will allocate sites which link well with active travel opportunities. Ensure protection of paths and safeguarding of access rights. The local development plan will identify sites for the provision of waste management facilities within existing business and industrial areas. Land allocations will, where appropriate, contain requirements for the provision of recycling facilities.
Cultural heritage	Stress on the historical environment resulting from development.	The Local Development Plan will protect the historic environment through the application of the policy framework in the Highland wide Local Development Plan and avoid development which may have an

		adverse impact on historic environment features.
Landscape	Wind farm developments affecting scenery and wildlife/ impact on landscape character and cumulative impacts. Development of new housing and infrastructure. Poor siting and design eroding the quality of both townscapes and landscapes. Negative impact of development on traditional crofting settlement character. Loss of local landscape character. Attrition of wild land and wildness qualities.	The local development plan should encourage responsible development of all landscapes (as per the European Landscape Convention). Development should be sited and designed to fit with the landscape character, whilst local distinctiveness and identity are retained and/or enhanced as detailed within the relevant Landscape Character Assessments. In crofting areas, developments should respect the character of the crofting settlements, particularly with regard to siting, scale and design.

Likely evolution of the environment without the Inner Moray Firth Local Development Plan

Without the Inner Moray Firth LDP, the approach taken would be to rely on existing development plans, some of which are now significantly out of date with some land allocations now fully built out. While the Highland-wide Local Development Plan contains a number of general policies in relation to the strategic protection and safeguarding of the environment, area local development plans such as the Inner Moray Firth Local Development Plan are key to determining planning applications for more major developments within the city, towns and villages across the area as they contain specific local detail including cross settlement objectives and requirements for developments.

Given that some of the Local Plans which are currently adopted which will be replaced by the Inner Moray Firth Local Development Plan have not been subject to Strategic Environmental Assessment and/or Habitats Regulations Appraisal there is a risk that due consideration is not given to what would be the outcome of these assessments if the Inner Moray Firth Local Development Plan is not produced. Failure to plan for the growth of this area could lead to a missed opportunity to ensure any negative impacts of development can be adequately mitigated.

Assessment of Environmental Effects and Measures Envisaged for Prevention, Reduction and Offset of any Significant Adverse Effects

The baseline information from the previous sections is applied to consider whether the Inner Moray Firth Local Development Plan and its alternatives are likely to have significant environmental effects (positive and negative).

Outline of reasons for selecting alternatives

As part of the production of a Local Development Plan, a Main Issues Report must be produced detailing the different areas which will be covered by the Local Development Plan and reasonable alternatives to this approach. This has been the main driver for selecting the reasonable alternatives.

For the purpose of the Strategic Environmental Assessment, the Council will not look at the alternative of not producing an Inner Moray Firth Local Development Plan as this is not considered a reasonable alternative. However, this has already been covered to an extent in the previous section; 'Likely evolution of the environment without the Inner Moray Firth Local Development Plan'.

The reasons for selecting the alternatives below have been borne out of analysis of the current policies contained in both the findings of the Monitoring Report, the Highland-wide Local Development Plan (2012), existing Local Plans (Inverness (2006), Nairnshire (2002) and Ross and Cromarty East (2007)) and national policy/guidance.

Vision and Spatial Strategy

The Visions and Spatial Strategy for the Inner Moray Firth Local Development Plan has been set through the production of the Highland-wide Local Development Plan including independent testing through the examination process. Therefore it is not considered that there is a reasonable alternative to the Vision and Spatial Strategy albeit minor modifications will be made to reflect recent changes in circumstance. The plan will include a spatial strategy map for the Plan area as a whole and spatial strategy maps for each of the growth corridors which contain the same information but will be at a more readable scale.

Policy Approaches

While the majority of General Policies are contained within the Highland-wide Local Development Plan the following policy approaches have been deemed necessary within the Inner Moray Firth Local Development Plan area. A preferred approach and reasonable alternatives have been suggested for the approaches:

Policy 3 - Other Settlements

This policy approach would support the development of smaller settlements which have a community facility if it accords with the general policies of the Highland-wide Local Development Plan and additional criteria of the policy. These criteria would be:

- Development is within active travel range of at least one community facility and would help sustain that facility;
- Design and place-making;
- No detriment to the character and social balance of the community ;
- Spare capacity in the infrastructure network;
- No net loss of greenspace;
- No adverse impact on natural, built and cultural heritage

The alternative to this approach would be either more restrictive i.e. all the above criteria must be met or more lenient i.e. only one of the criteria would be met.

Other settlement development objectives and developer requirements

This policy approach would ensure that where there are cross settlement objectives or requirements that they can be taken into consideration in the determination of all planning applications across that settlement.

At the Main Issues Report stage this was taken forward as a single policy approach, however in recognition of the progress made on the Developer Contributions: Supplementary Guidance (subject to a separate SEA process) and the complex nature of delivering particular development areas this has been split into 4 policies in the proposed plan:

- Policy 1 – Proportionate and Sequential Growth
- Policy 2 – Delivering Development
- Policy 4 – Water and Waste Water Treatment in the Inverness – Nairn Corridor
- Policy 5 – Development within the Water Catchment of Loch Flemington

Hinterland

The policy approach for housing in the countryside within the hinterland around towns and outwith the Hinterland is set out in policies 35 and 36 of the Highland-wide Local Development Plan. In this plan there is opportunity to redefine the hinterland boundary and therefore where Policy 35 applies. The preferred option at Main Issues Report Stage was to retain the hinterland boundary in its current location.

Following the receipt and consideration of representation on the Main Issues Report, in the Proposed Plan the hinterland boundary has been expanded to include the areas identified at Main Issues Report Stage North of Ardrross, Polmally, Eskadale and Bunloit. The Hinterland boundary has been contracted immediately to the south of Dores, however this is a more limited area than that shown at Main Issues Report Stage.

The alternative approach would be to identify a 2km hinterland around each settlement defined in the settlement hierarchy of the Highland-wide Local Development Plan.

Special Landscape Areas

The policy framework for Special Landscape Areas (SLAs) is set out within the Highland-wide Local Development Plan. What is up for debate here is the boundaries of these Special Landscape Areas. The preferred approach is to retain most of the SLA boundaries as they are with expansion to the Drynachan, Lochindorb and Dava Moor SLA.

An alternative is to expand/contract SLAs in the areas as shown on the map in the Inner Moray Firth Local Development Plan Main Issues Report.

Alternative Sites

Over 450 sites were submitted to us when we carried out a “Call for Sites” in 2011. In addition to these sites we have looked at all of the existing adopted local plan sites to determine whether they should be brought forward into the Inner Moray Firth Local Development Plan. Out of this SEA and consideration of a wide range of factors a list of preferred and non-preferred sites were identified in the Main Issues Report.

During the Main Issues Report Consultation over 150 new sites or modified sites were submitted to the Council. Approximately 40 of these were considered material changes that could be considered as part of the plan making process. A number of these did not meet the criteria for the inclusion in the plan (i.e. site was too small, site was not in or immediately adjacent to a identified settlement or sites were proposed for uses not considered by the plan such as renewable energy development). Undertook an SEA on each of the reasonable alternatives and included these in an Environmental Report Addendum which was published in May 2013 and subject to public consultation.

Following consideration of the representations on each of the sites shown in the main issues report and the additional sites consultation the Council have refined the sites which are to be included in the proposed plan. The SEA for these sites and reasonable alternatives have been

revisited considering comments made on the Environmental Report and Environmental Report Addendum.

Assessment methodology

The reasonable alternatives described above have been assessed against the range of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers (Historic Scotland) have been taken into account regarding the methods, scope and level of detail in this Environmental Report.

As described in the Scoping Report for the Inner Moray Firth LDP we will be using an assessment matrix for the assessment of the preferred options and alternatives for the strategy and vision and policy approaches. This has been adjusted following comments from the consultation authorities. To assess the sites we will use a specific detailed Site Assessment Matrix. For many sites this has been partially carried out by the landowners/ developers during the Call for Sites stage of the Plan, however this has been checked by the Development Plans Team prior to inclusion of these details in this Environmental Report. The matrices also identify appropriate mitigation measures for each of the sites.

Detailed matrices can be found in Appendix 4a (Proposed Plan Vision and Spatial Strategy and general policies), Appendix 4b (Alternative policy approaches), Appendix 5a (Proposed Plan - Site Assessments) and Appendix 5b (Alternative Sites).

SEA Objectives

A number of objectives were identified at scoping stage and have been refined following comment from the consultation authorities.

SEA Topic	SEA Objectives
Biodiversity, Flora and Fauna	1. Maintain and enhance designated wildlife sites, biodiversity, valuable habitats and protected species avoiding irreversible losses. 2. Maintain, enhance and create green networks for wildlife and people. 3. Provide opportunities for people to come into contact with and appreciate nature/natural environments.
Population and Human Health	4. Protect and enhance human health. 5. Retain and improve quality, quantity and connectivity of publicly accessible open space
Soil	7. Reduce contamination, safeguard soil quantity and quality 8. Minimise waste
Water	9. Avoid impact to and where possible enhance the water environment 10. Maintain water abstraction, run-off and recharge within carrying capacity (inc future capacity)
Air	11. Maintain air quality
Climatic Factors	12. Reduce vulnerability to the effects of climate change 13. Increase proportion of energy from renewable sources
Material Assets	6. Protect and enhance outdoor access opportunities and access rights including rights of way and core paths 14. Reduce the need to travel/increase opportunities for walking, cycling and public transport
Cultural Heritage	15. Protect and where appropriate enhance the historic environment

Landscape	16. Value and protect the diversity and local distinctiveness of landscapes 17. Conserve and enhance landscape character and scenic value 18. Safeguard wild area qualities
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The Vision and Spatial Strategy and policy approaches have been considered against a range of key considerations which are set out in Appendix 3a and 3b.

With Regard to Appendix 4a and 4b where the sites were assessed, a series of questions were answered. For clarity the table below sets out which question relates to which SEA objective:

SEA Objective	Site Assessment Consideration Question
1	1, 2
2	3
3	4
4	5, 6, 7, 25
5	9
6	10
7	8, 11, 12, 13, 14, 15, 17,
8	16,
9	18, 19,
10	
11	20
12	21, 22, 23, 24,
13	
14	26
15	27, 28 ,29, 30, 31,
16	33, 35, 36
17	32
18	34

Strategic Environmental Assessment and Habitats Regulations Appraisal

When undertaking this Strategic Environmental Assessment, The Council have been conscious of the overlap in work between the Strategic Environmental Assessment and the Habitats Regulations Appraisal work which is required to be undertaken. With this in mind SEA objective 1 and the site assessment work has been used to inform an initial screening exercise which has been undertaken to help screen which elements of the plan may have an effect on a European designated site either alone or in-combination.

A Habitats Regulations Appraisal Record has been produced through partnership working with Scottish Natural Heritage and other relevant agencies and has been published alongside the Inner Moray Firth Proposed Local Development Plan.

Assessment of the Inner Moray Firth Local Development Plan

The approaches and alternatives contained within the Inner Moray Firth Local Development Plan have been assessed using the framework and methodology described earlier in this Environmental Report. A summary of the assessment findings are shown below, the full findings are shown in Appendix 4 for the Vision/Spatial Strategy and Policy Approaches and Appendix 5 for the individual sites.

Inner Moray Firth Vision and Spatial Strategy

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	+	++	+	++
2	+	+	++	++	++
3	+	+	+	+	+
4	=	+	+	++	+
5	+/-	+/-	+/-	+/-	+/-
6	+	+	+	+	+
7	+/-	+	+	+	+
8	+/-	+/-	+/-	=	=
9	+/-	+/-	+	+	=
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	=	=
12	+	+	++	+	+
13	+/-	+/-	+	+	+
14	+	++	++	+	++
15	+	+	+	+	+
16	+	+	+	+	=
17	+	+	+	+	+
18	+/-	+/-	+/-	+/-	+/-

Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 2, 4 and 14

Inverness-Nairn Growth Area Vision and Spatial Strategy

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	+	++	+	++
2	+	+	++	++	++
3	+	+	+	+	+
4	=	+	+	++	+
5	+/-	+/-	+/-	+/-	+/-
6	+	+	+	+	+
7	+/-	+	+	+	+
8	+/-	+/-	+/-	=	=
9	+/-	+/-	+	+	=
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	=	=
12	+	+	++	+	+
13	+/-	+/-	+	+	+
14	+	++	++	+	++
15	+/-	+/-	+/-	+/-	+/-
16	+/-	+/-	+/-	+/-	+/-
17	+/-	+/-	+/-	+/-	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

The vision sets out a comprehensive approach to delivery of sustainable economic growth in the area, while ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 1, 2, 4 and 12.

Ross-shire Growth Area Vision and Spatial Strategy

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	+	+	+	+
2	+	+	+	+	+
3	+/-	+/-	+/-	+/-	+/-
4	=	+	+	++	+
5	+/-	+/-	+/-	+/-	+/-
6	+/-	+/-	+/-	+/-	+/-
7	+/-	+	+	++	++
8	+/-	+/-	+/-	=	=
9	+/-	+/-	+	+	=
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	=	=
12	+	+	++	+	+
13	+/-	+/-	+	+	+
14	+	++	++	+	++
15	+/-	+/-	+/-	+/-	+/-
16	+/-	+/-	+/-	+/-	+/-
17	+/-	+/-	+/-	+/-	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

The vision sets out a comprehensive approach to delivery of sustainable economic growth in the area, while ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 1, 2, 4 and 12

Special Landscape Area Boundary Modifications

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	=
2	=	=	=	=	=
3	=	=	=	=	=
4	=	=	=	=	=
5	=	=	=	=	=
6	=	=	=	=	=
7	=	=	=	=	=
8	=	=	=	=	=
9	=	=	=	=	=
10	=	=	=	=	=
11	=	=	=	=	=
12	=	=	=	=	=
13	=	=	=	=	=
14	=	=	=	=	=
15	=	=	=	=	=
16	+	+	+	+	+
17	+	+	+	+	+
18	=	=	=	=	=

Commentary

It is unlikely that this approach will have an effect on any of the SEA objectives other than those related to landscape character and distinctiveness where there may be a slight positive effect at a local and regional scale as the protective policy approach from the Highland-wide Local Development Plan will be applied to a wider area.

Hinterland Boundary - Modifications

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	=
2	=	=	=	=	=
3	=	=	=	=	=
4	=	=	=	=	=
5	=	=	=	=	=
6	=	=	=	=	=
7	=	=	=	=	=
8	=	=	=	=	=
9	=	=	=	=	=
10	=	=	=	=	=
11	=	=	=	=	=
12	=	=	=	=	=
13	=	=	=	=	=
14	=	=	=	=	=
15	=	=	=	=	=
16	+	+	+	+	+/-
17	+	+	+	+	+/-
18	=	=	=	=	=

Commentary

It is unlikely that this will have an effect on any of the SEA objectives other than those related to landscape character and distinctiveness where there may be a slight negative effect as the policy approach from the Highland-wide Local Development Plan will be applied to a smaller area which may lead to a less comprehensive approach to landscape character and distinctiveness as these are key features of the Housing in the Countryside Policy Approach as set out in the Highland-wide Local Development Plan.

Policy 1 – Proportionate and Sequential Growth

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	=
2	=	=	=	=	=
3	=	=	=	=	=
4	+	+	+	+	=
5	=	=	=	=	=
6	=	=	=	=	=
7	+	+	+	+	=
8	=	=	=	=	=
9	=	=	=	=	=
10	=	=	=	=	=
11	=	=	=	=	=
12	=	=	=	=	=
13	=	=	=	=	=
14	+	+	+	+	=
15	=	=	=	=	=
16	=	=	=	=	=
17	=	=	=	=	=
18	=	=	=	=	=

Commentary

The Policy is likely to have limited environmental affect due to it’s nature. However, through the application of this policy in combination with the general policies of the Highland-wide Local Development Plan, it is likely that this affect would be more positive.

Policy 2 – Delivering Development

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	=
2	=	=	=	=	=
3	+	+	+	+	=
4	+	+	+	+	=
5	+	+	+	+	=
6	+	+	+	+	=
7	=	=	=	=	=
8	+	+	+	+	=
9	+	+	+	+	=
10	+/-	+/-	+/-	+/-	+/-
11	=	=	=	=	=
12	+	+	+	+	=
13	=	=	=	=	=
14	+	+	+	+	=
15	=	=	=	=	=
16	=	=	=	=	=
17	=	=	=	=	=
18	=	=	=	=	=

Commentary

This policy approach is likely to have some positive effects on a range of SEA objectives due to the policies support for delivery of supporting infrastructure. In some cases this will simply mitigate against the effects of development and in other circumstances may have a more significantly positive effect but this will vary between sites depending on the opportunities to deliver these improvements.

Policy 3 – Other Settlements

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	+/-
2	+	+	+	+	+/-
3	+	+	+	+	+
4	+	++	++	++	+/-
5	+	+	+	+	+/-
6	+/-	+/-	+/-	+/-	+/-
7	+	+	+	+	+/-
8	+/-	+/-	+/-	+/-	+/-
9	+	+	+	+	+/-
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	+/-	+/-
12	+/-	+/-	+/-	+/-	+/-
13	+/-	+/-	+/-	+/-	+/-
14	+	++	++	++	+/-
15	+	+	+	+	+/-
16	+	+	+	+	+/-
17	+	+	+	+	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

This policy approach is likely to have significant environmental effects on SEA objective 4 (human health) and 14 (sustainable transport). It is not anticipated there will be any negative or significantly negative effects arising from this policy approach.

Policy 4 – Water and Waste Water in the Inverness to Nairn Growth Area

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	++	++	++	++	++
2	=	=	=	=	=
3	=	=	=	=	=
4	=	=	=	=	=
5	=	=	=	=	=
6	=	=	=	=	=
7	=	=	=	=	=
8	=	=	=	=	=
9	++	++	++	++	++
10	++	++	++	++	++
11	=	=	=	=	=
12	=	=	=	=	=
13	=	=	=	=	=
14	=	=	=	=	=
15	=	=	=	=	=
16	=	=	=	=	=
17	=	=	=	=	=
18	=	=	=	=	=

Commentary

This policy has been specifically brought forward to ensure that the cumulative effect of development in the Inverness to Nairn area does not have an adverse impact on the internationally important natural heritage of the area and the water environment is protected and enhanced. As such it is likely that this policy will have a significantly positive effect on the related SEA objectives. Due to the scope of the policy it is unlikely to have an affect on any of the other SEA objectives.

Policy 5 – Development in the Water Catchment of Loch Flemington

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	++	++	++	=
2	+	+	+	+	=
3	=	=	=	=	=
4	=	=	=	=	=
5	=	=	=	=	=
6	=	=	=	=	=
7	=	=	=	=	=
8	=	=	=	=	=
9	+	++	++	++	=
10	=	=	=	=	=
11	=	=	=	=	=
12	=	=	=	=	=
13	=	=	=	=	=
14	=	=	=	=	=
15	=	=	=	=	=
16	=	=	=	=	=
17	=	=	=	=	=
18	=	=	=	=	=

Commentary

This policy approach specifically addresses Loch Flemington and the qualifying features thereof. As this is the case it is likely that this policy will have significant positive affect on the associated SEA objectives but limited if any affect on the other SEA objectives due to the scope of the policy.

Summary of Proposed Plan land allocations and their alternatives

There are over 300 sites considered through this Proposed Plan so to attempt to summarise these would not be practical within the body of this report. This equates to:

Type of Site	Site areas (ha)
Housing	577.3
Mixed Use	1422.9
Community	164.2
Business	396.9
Industry	1259.4
Retail	22.4

Therefore the tables below instead set out sites where we have identified a significant effect (either positive or negative) on the environment and against which SEA question in the matrix it is considered that there will be an effect. It is set out in alphabetical order.

Settlement	Site Reference	SEA Question Topic	Significantly Positive Effect	Significantly Negative Effect
Alness	AL1	Proximity to bad neighbour uses		X
Alness	AL5	Active travel	X	
Alness	AL12	Within settlement boundary	X	
Alness	AL13	Flood risk		X
Alness	AL14	Flood risk		X
Ardersier	AR1	Soil quality and capability		X
Ardersier	AR2	Soil quality and capability		X
Ardersier	AR3	Soil quality and capability		X
Ardersier	AR4	Soil quality and capability		X
Ardersier	AR5	Flood risk		X
Ardersier	AR8	Soil quality and capability		X
Auldearn	AU1	Active travel	X	
Auldearn	AU2	Active travel	X	
Auldearn	AU3	Brown field/green field land Soil quality and capability Active travel	X	
Avoch	AV2	Active travel	X	
Avoch	AV3	Active travel	X	
Avoch	AV4	Active travel	X	
Avoch	AV5	Landscape character		X
Cawdor	CD1	Road safety Renewable energy Active travel	X	
Cawdor	CD2	Road safety (off site)	X	

		Renewable energy Active travel		
Cawdor	CD3-10	Road safety (off and on site) Renewable energy Active travel	X	
Conon Bridge	CB1	Landscape character	X	
Conon Bridge	CB2	Active travel	X	
Conon Bridge	CB3	Active travel	X	
Conon Bridge	CB4	Active travel	X	
Conon Bridge	CB5	Active travel	X	
Conon Bridge	CB6	Active travel	X	
Cromarty	CR1	Active travel	X	
Cromarty	CR2	Active travel	X	
Dingwall	DW1	Flood risk		X
Dingwall	DW7	Flood risk		X
Dingwall	DW8	Flood risk		X
Drumnadrochit	DR4	Flood risk		X
Evanton	EV2	Landscape		X
Fortrose and Rosemarkie	FR1	Active travel	X	
Fortrose and Rosemarkie	FR3	Active travel	X	
Invergordon	IG4	Natural heritage designation		X
Invergordon	IG6	Contaminated land		X
Invergordon	IG11	Natural heritage designation		X
Invergordon	IG13	Flood risk		X
Inverness	IN5	Active travel	X	
Inverness	IN6	Active travel	X	
Inverness	IN8	Contaminated land		X
Inverness	IN9	Flood risk		X
Inverness	IN10	Sustainable waste management Active travel	X	
Inverness	IN12	Contaminated land		X
Inverness	IN13	Coastal Erosion	X	
Inverness	IN15	Opportunities for contact with nature/natural environments Path networks Landscape character Local landform	X	
Inverness	IN17	Contribution towards sustainable travel patterns	X	
Inverness	IN18	Contribution towards sustainable travel patterns	X	
Inverness	IN22	Contribution towards	X	

		sustainable travel patterns		
Inverness	IN23	Active travel	X	
Inverness	IN24	Contribution towards sustainable travel patterns	X	
Inverness	IN25	Natural heritage designation impact		X
Inverness	IN26	Contribution towards sustainable travel patterns	X	
Inverness	IN27	Contribution towards sustainable travel patterns	X	
Inverness	IN28	Contribution towards sustainable travel patterns	X	
Inverness	IN29	Natural heritage protected and enhanced	X	
Inverness	IN37	Active travel	X	
Inverness	IN44	Active travel	X	
Inverness	IN59	Active travel	X	
Inverness	IN69	Sustainable waste management Active travel	X	
Inverness	IN53	Landscape character		X
Inverness	IN55	Active travel	X	
Inverness	IN58	Off site road improvements Active travel	X	
Inverness	IN65	Open space	X	
Inverness	IN65	Sustainable waste management Active travel	X	
Inverness	IN68	Sustainable waste management	X	
Inverness	IN69	Sustainable waste management Active travel	X	
Inverness	IN75	Active travel	X	
Inverness	IN86&87	Opportunities for contact with nature/natural environments Open space	X	
Munlochy	ML4	Active travel	X	
Nairn	NA1	Active travel	X	
Nairn	NA2	Active travel	X	
Nairn	NA5	Active travel	X	

Nairn	NA7	Active travel	X	
Nairn	NA8	Off site road safety	X	
Nairn	NA10	Active travel	X	
Nairn	NA12	Active travel	X	
Strathpeffer	SP1	Protected species		X
Tore	TR1-3	Active travel	X	
Tornagrain	TG1	On site road safety Sustainable waste management Active travel	X	
Inverness Airport	IA1	Off site road improvements Sustainable waste management	X	
Whiteness	WH1	Opportunities for contact with nature/natural environments Brownfield/green field land Renewable energy	X	
Castle Stuart	CS1	Renewable energy	X	

How can these significant affects be minimised or maximised?

To minimise the significantly negative affects and maximise the significantly positive affects we have proposed mitigation measures. These are borne out of the assessments in appendix 4, a selection of the type of measures we have identified are below:

These are high level which can be inserted into the Proposed Plan as Developer Requirements. These are contained in the main body of the report but include:

- Undertaking of protected species surveys for sites where protected species are known to be present
- Undertaking of archaeological survey work where sites are known to have archaeological interest
- Compensatory planting where a site involves loss of trees
- Maximising of active travel links to reduce reliance on car use
- Minimising waste, both during construction and operational phases
- Sensitive design and layout to avoid negative impact on the settings of Listed Buildings
- Appropriate buffers/setbacks to maintain the integrity of natural heritage designations
- Design to take advantage of passive solar gain

Assessment of alternatives - cumulative and synergistic effects

In this section the Council have sought to assess the cumulative effect of the plan as a whole. This would take into consideration the realisation of the vision and spatial strategy in combination with a level of development commensurate with the allocations contained within the Proposed Plan.

Cumulative impacts may be seen where all or some of the local development plan sites are brought forward therefore we have carried out three cumulative assessments which consider different level of development being brought forward. These assessments will be undertaken

using the same methodology as used for the assessment of the vision/spatial strategy and policy approaches.

The cumulative assessments will consider the vision/spatial strategy in combination with the application of the policies and policy approaches of the plan and a high (100% of all preferred development sites), medium (60% of all preferred development sites) and low (30% of all preferred development sites) level of development which may be brought forward.

While this has been revisited following the changes made to the proposed allocations between the Main Issues Report and the Proposed Plan, there have been no fundamental differences identified.

The results of these assessments can be found in Appendix 5 – Cumulative Assessments and are summarised below:

Cumulative Assessment 1 – 100% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	+/-
2	+	+	+	+	+
3	+/-	+/-	+/-	+/-	+/-
4	+	+	+	+	+/-
5	-	+	+	+	+
6	+	+	+	+	+
7	+	+	+	+	+
8	+/-	+/-	+/-	+/-	+/-
9	+	+	+	+	+
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	+/-	+/-
12	+/-	+/-	+/-	+/-	+/-
13	+	+	+	+	+
14	+	+	+	+	+
15	+/-	+/-	+/-	+/-	+/-
16	+/-	+/-	+/-	+/-	+/-
17	+/-	+/-	+/-	+/-	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and all of the preferred sites being built out that there will be some positive effects on the environment in terms of delivery of green infrastructure and re-use of brownfield land however there may also be negative effects related to landscape impact but this could be addressed through suitable site level mitigation which would have a cumulative neutralising affect if applied in all of the necessary circumstances.

Cumulative Assessment 2 – 60% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	+/-
2	+	+	+	+	+
3	+/-	+/-	+/-	+/-	+/-
4	+	+	+	+	+/-
5	-	+	+	+	+
6	+	+	+	+	+
7	+	+	+	+	+
8	+/-	+/-	+/-	+/-	+/-
9	+	+	+	+	+
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	+/-	+/-
12	+/-	+/-	+/-	+/-	+/-
13	+	+	+	+	+
14	+	+	+	+	+
15	+/-	+/-	+/-	+/-	+/-
16	+/-	+/-	+/-	+/-	+/-
17	+/-	+/-	+/-	+/-	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a medium level of development of the preferred sites that there will be some positive effects on the environment in terms of delivery of green infrastructure and re-use of brownfield land however there may also be negative effects related to landscape impact but this could be addressed through suitable site level mitigation which would have a cumulative neutralising affect if applied in all of the necessary circumstances. These positive and negative effects may not be as significant given the lower level of development which may come forward.

Cumulative Assessment 3 – 30% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	+/-
2	+/-	+/-	+/-	+/-	+/-
3	+/-	+/-	+/-	+/-	+/-
4	+/-	+/-	+	+	+/-
5	+/-	+/-	+/-	+/-	+/-
6	+	+	+	+	+
7	+/-	+/-	+/-	+/-	+/-
8	+/-	+/-	+/-	+/-	+/-
9	+	+	+	+	+
10	+/-	+/-	+/-	+/-	+/-
11	+/-	+/-	+/-	+/-	+/-
12	+/-	+/-	+/-	+/-	+/-
13	+	+	+	+	+
14	+/-	+/-	+/-	+/-	+/-
15	+/-	+/-	+/-	+/-	+/-
16	+/-	+/-	+/-	+/-	+/-
17	+/-	+/-	+/-	+/-	+/-
18	+/-	+/-	+/-	+/-	+/-

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a low level of development of the preferred sites that there will be some positive effects on the environment in terms of delivery of green infrastructure and re-use of brownfield land however there may also be negative effects related landscape impact but this could be addressed through suitable site level mitigation which would have a cumulative neutralising affect if applied in all of the necessary circumstances. These effects are not likely to be significant as there would limited opportunities to deliver new infrastructure which will help to enhance the environment through development.

Measures envisaged for the prevention, reduction and offsetting of significant adverse effects

Schedule 3 paragraph 7 of the Environmental Assessment (Scotland) Act 2005 requires an explanation of “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.”

By undertaking a detailed site assessment for each of the site options outlined in the Inner Moray Firth Local Development Plan, we have been able to identify mitigation measures required for each specific site.

It is not practical to list all of the mitigation measures which have been identified through this SEA. The Site Assessments have been beneficial in highlighting mitigation measures such as:

- Undertaking of protected species surveys for sites where protected species are known to be present
- Undertaking of archaeological survey work where sites are known to have archaeological interest
- Compensatory planting where a site involves loss of trees
- Maximising of active travel links to reduce reliance on car use
- Minimising waste, both during construction and operational phases
- Sensitive design and layout to avoid negative impact on the settings of Listed Buildings
- Appropriate buffers/setbacks to maintain the integrity of natural heritage designations
- Design to take advantage of passive solar gain

These mitigation measures will all be brought through the Plan process in the form of developer requirements, where appropriate at the proposed plan stage. In all cases standard mitigation which is set out in general policies of either the Inner Moray Firth Local Development Plan or the Highland-wide Local Development Plan will be secured to ensure that the negative environmental effects can be minimised and the positive environmental effects can be maximised.

The overall Plan impact, mitigation measures and how the mitigation will be actioned are subject to change and will be further updated in any revised environmental report which may accompany the proposed plan.

Monitoring

Section 19 of the Environmental Assessment (Scotland) Act 2005 requires the Responsible Authority to monitor significant environmental effects of the implementation of the Highland wide Local Development Plan. This must be done in such a way as to also identify unforeseen adverse effects and to take appropriate remedial action.

It is considered good practice for monitoring:

- to fit a pre-defined purpose, help to solve problems, and address key issues;
- to be practical and customised to the PPS;
- to be transparent and readily accessible to the public;
- to be seen as a learning process and a cyclical process relating closely to the collation of the environmental baseline.

For this monitoring to be effective it will need to be linked to both the SEA Objectives and the Plan Objectives. The baseline data set out earlier in this report sets the scene for any monitoring which is to take place. Below is a monitoring framework. As part of the Action Programme for the Highland wide Local Development Plan we will publish a fuller framework for monitoring of the plan. However, the table below only considers indicators relevant to the state of the environment.

Note: Items highlighted in grey are longer items which we seek to monitor as and when resources become available.

SEA Topic	What the plan seeks to achieve	Monitoring Indicator	Responsible for Data Collation	Publication of Monitoring	Remedial Action
Air	No increase in number of Air Quality Management Areas	Number of Air Quality Management Areas	THC (Environmental Health)	Biennially	Review policy and site allocations in areas where AQMA have been designated.
Water Quality	Improve Water Quality	Number of designated bathing areas	SEPA	Annually	Review policy and site allocations in Local Development Plan(s).
		Number of rivers "C" classification or below			
		Number of bathing areas passing bathing water quality			
		% of planning applications granted in last 12 months which connected to public water/sewer			
	Reduce instances of flooding	Number of planning applications granted within medium to high flood risk areas (1 in 200yr probability)	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Soil	Remediation of Contaminated Land and redevelopment of brownfield sites	Number of planning applications granted on brownfield land in the last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Reduction in the area of prime agricultural land developed	Number of planning applications granted on prime agricultural land (1, 2, 3.1 of the Macaulay Institute Classification)	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Biodiversity	Protection and	Number of	THC (Information and	Annually	Review policy and

	enhancement of biodiversity in Highland	applications granted which may affect SPA, SAC, Ramsar, NNR, SSSI, Sites of Local Nature Conservation.	Research)		site allocations in Local Development Plan(s).
	Protected Species are not significantly disturbed	<p>Number of applications which require a protected species survey</p> <p>Number of applications granted which also require a license</p> <p>Number of applications granted which require compensatory tree planting</p> <p>Number of applications incorporating green network components through the master planning process.</p>	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Retention and enhancement of inventoried woodland	Number of planning applications affecting inventoried woodland	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Climatic Factors	Reduction in Travel	% travelling to work/study by car	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).

		% travelling to work/study by public transport	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).
		% travelling to work/study by active travel	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).
Human Health	Improve accessibility to open space	Provision of open space (m ²)	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
		% of households within 1200m of open space	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Cultural Heritage	Reduce number of buildings at risk	Number of buildings at risk	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Impact on schedule monuments	Number and outcome of planning applications where schedule monuments are significantly affected	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Landscape	Impact on quality of landscape	Number of planning applications granted within NSA and SLA in last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
		Quality of design statements, implementation of design plans and quality of landscaping schemes undertaken.			

Material Assets	Improved accessibility to recycling facilities	% of households within 15km of recycling centre	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
		Number of planning applications granted which include provision for recycling point in last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Reduction in waste going to landfill	% of total residual waste in Highland going to landfill	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Protection and enhancement of public access	Number of planning applications granted which affect path identified in the core path plan	THC (Information and Research facilitated by access officers)	Annually	Review policy and site allocations in Local Development Plan(s).

Next Steps

This is the Finalised Environmental Report which will be adopted alongside the Inner Moray Firth Local Development Plan. This document will not be subject to consultation.

As soon as practically possible after the adoption of the Inner Moray Firth Local Development Plan, The Highland Council will prepare a Post Adoption Strategic Environmental Statement setting out:

- how environmental considerations have been integrated into the plan or programme;
- how the environmental report has been taken into account;
- how the opinions expressed during consultation periods have been taken into account;
- how the results of transboundary consultation have been taken into account;
- the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives considered; and
- the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.