

## Appendix 3b – Strategic Environmental Assessment – Policy Approach/Policy Assessments (Alternatives)

The alternatives in this section have been considered through the Main Issues Report Consultation. The Summary of comments and recommended responses explain the reasons for not taking these approaches forward.

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## Policy Tools

### Housing in the Countryside – Hinterland Boundary - Alternative 1 – No change to current boundary

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b></p>	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
7	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
11	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in</p>	Review the boundaries and	THC	LDP review to

						the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	the related policy approaches of HwLDP.		commence 2015
15	=	=	=	=	=	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	=	=	=	=	=	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	=	=	=	=	=	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						through the Highland-wide Local Development Plan.			
18	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

### Commentary

Given that the hinterland boundary sets the boundary for where and when a particular policy approach will be applied then it is unlikely that this preferred approach – as it is the same as which is currently used – will have any effect on the SEA objectives without the application of the policy of the Highland-wide Local Development. It maybe that contractions or expansions of the area may have an environmental effect however this will be assessed as reasonable alternatives.

### Housing in the Countryside - Hinterland Boundary - Alternative 2 - Expansion

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						<p>this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>			
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the boundaries and the related policy	THC	LDP review to commence



						<p>Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	approaches of HwLDP.		2015
6	=	=	=	=	=	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
7	=	=	=	=	=	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

9	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
11	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the boundaries and the related policy approaches of	THC	LDP review to commence 2015

						<p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. While this is the case the expansion of the Hinterland will lead to a greater restriction on development which will help to ensure local distinctiveness of landscapes to be maintained.</p>	HwLDP.		
17	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. The expansion of the Hinterland will lead to a greater restriction on development which will help to maintain landscape character.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

### 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 larger 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.

### Housing in the Countryside – Hinterland Boundary – Alternative 3 - Contraction

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in</p>	Review the boundaries and	THC	LDP review to

						<p>the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	<p>the related policy approaches of HwLDP.</p>		<p>commence 2015</p>
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	<p>Review the boundaries and the related policy approaches of HwLDP.</p>	<p>THC</p>	<p>LDP review to commence 2015</p>
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	<p>Review the boundaries and the related policy approaches of HwLDP.</p>	<p>THC</p>	<p>LDP review to commence 2015</p>
6	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA</p>	<p>Review the boundaries and the related policy approaches of HwLDP.</p>	<p>THC</p>	<p>LDP review to commence 2015</p>

						through the Highland-wide Local Development Plan.			
7	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
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10	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
11	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the boundaries and the related policy	THC	LDP review to commence



						<p>Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	approaches of HwLDP.		2015
15	=	=	=	=	=	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	-	-	-	-	+/-	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>It is unlikely that the hinterland boundary will have a strategic affect on this SEA objective – it is very much dependant on the application of policy within the area. The contraction areas are located within the Loch Ness and Duntelchaig SLA and as such may have an impact in this location. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. While this is the case the contraction of the Hinterland will lead to a lesser restriction on development which may have a detrimental effect on local distinctiveness of landscapes.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	-	-	-	-	+/-	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. The contraction of the Hinterland will lead to a lesser restriction on development which may have a detrimental effect on landscape character.			
18	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

### Commentary

Generally, there is little difference between the preferred approach and this alternative other than the hinterland boundary being contracted to cover a smaller area. The contraction would be around Torness and South of Dores to Farr. 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.

## Housing in the Countryside - Hinterland Boundary - Alternative 4 - Individual Hinterlands

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
7	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the boundaries and the related policy approaches of	THC	LDP review to commence 2015

						<p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	HwLDP.		
8	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
11	=	=	=	=	=	<p><b>Assumptions</b></p>	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
15	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	--	--	--	--	--	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective in isolation – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. While this is the case the contraction of the Hinterland to such a small area will lead to a lesser restriction on development which may have a detrimental effect on local distinctiveness of landscapes and the wider distinctiveness of the landscape at a regional scale may be detrimentally effected.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	--	--	--	--	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective in isolation – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. The</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						contraction of the Hinterland to such a small area will lead to a lesser restriction on development which may have a detrimental effect on landscape character and the wider distinctiveness of the landscape character.			
18	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

### Commentary

Generally, where the Hinterland boundary lies is going to have limited effect on most SEA objectives, except those related to landscape character and local distinctiveness of landscapes. It is anticipated that 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 and may have an impact on wider issues which would not be specifically addressed the policy – such as impact of dispersed development on protected species, habitats and the increased need to travel.



## Special Landscape Areas Boundary – Alternative 1 – Further Expansion

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the boundaries and the related policy approaches of	THC	LDP review to commence 2015

						<p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	HwLDP.		
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
7	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	<b>Assumptions</b>	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
11	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	+	+	+	+	+	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						areas has been subject to SEA through the Highland-wide Local Development Plan. This approach will lead to expansion into areas to give further protection to the locally and regionally distinctive landscapes. However in the case of these sites there is little/no evidence in the SLA citations to support their extensions.			
17	+	+	+	+	+	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan. This approach will lead to expansion into areas to give further protection to the regionally important landscape characters for which these areas are designated. However in the case of these sites there is little/no evidence in the SLA citations to support their extensions.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

**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. While a larger area is proposed to be protected by this approach (at Abriachan, Balvraid and Lochindorb) there is limited evidence to support the extensions through SLA Citations. Therefore if the extensions are brought forward it may not be afforded as much protection as there will be no evidence to support their inclusion and they may be subject to challenge.

## Special Landscape Area – Alternative 2 – Contraction

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the boundaries and the related policy approaches of	THC	LDP review to commence 2015



						<p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	HwLDP.		
4	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
7	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	<b>Assumptions</b>	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
11	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
14	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	=	=	=	=	=	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	-	-	-	-	-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						development within these areas has been subject to SEA through the Highland-wide Local Development Plan. The approach will lead to contraction of the SLAs. This will lead to less protection for these regionally significant landscapes which have been identified using a robust methodology which may lead to erosion of the locally distinctive landscapes.			
17	-	-	-	-	-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan. The approach will lead to contraction of the SLAs. This will lead to less protection for these regionally significant landscapes which have been identified using a robust methodology which may lead to erosion of the landscape character of the area some of which are regionally significant..</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	-	-	-	-	-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> While for the most part, it is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. However through contraction of the Drynachan, Lochindorb and Dava Moors SLA and the Carn nan Trighhearnan had wildness qualities and may be affect.The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

**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 negative effect at a local and regional scale as the protective policy approach from the Highland-wide Local Development Plan would be applied to a lesser area through exclusion of areas at Carn nan Tri-tighearnan and Lochindorb. The areas suggested for exclusion have been subject to a robust methodology for inclusion within the plan and any deviation from this may lead to challenges to this policy approach.

## Policies

### Other Settlements - Alternative 1 (Negative Approach)

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The approach does not specifically make provision for the protection and enhancement of biodiversity in the area. Given this is the case it is not anticipated that there would be a detrimental effect on protected species or any contribution to achieving LBAP target either locally or regionally. The approach seeks to avoid the loss of a number of habitats and designated sites. There are no provisions to avoid the introduction or spread of protected species</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach does not specifically mention the green network however a number of green network features are considered in whether to support development. Given the</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						above it is considered there may be a slight positive effect in the short, medium and long term at a local level on this SEA objective, however it is not anticipated that there will be this positive effect at a regional scale.			
3	+	+	+	+	+	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By considering the loss of a range of sites where people may come into contact with or experience nature then this policy approach will have a limited effect on this SEA objective. It will not actively encourage the provision of new links to these spaces/places therefore it did not score more highly.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
4	+	++	++	++	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity for people to walk/cycle to their facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach will not increase or improve existing open spaces or make them more accessible. However it will help to retain open space by having a criteria related to the loss of locally important open space.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the policy approach and the related policy	THC	LDP review to commence



						Guidance. <b>Justification</b> The protection and enhancement of outdoor access opportunities is not covered by this policy approach.	approaches of HwLDP.		2015
7	+	+	+	+	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The policy approach does not address brownfield sites, prevention of soil sealing or carbon storage of peatland – these are dealt with by policies elsewhere in the development plan and through site allocations. The policy does however offer protection to locally important areas for natural, built and cultural heritage, this includes geodiversity.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The minimisation of waste is not covered by this policy approach.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	+	+	+	+	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The policy approach considers the capacity of the water and sewerage network ensuring that development supported by this policy will be supported by appropriate drainage infrastructure. This will help to ensure there will be no detrimental impact on the water environment. There is no provision through this policy approach for the enhancement of the water environment.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary	Review the policy approach and the related policy	THC	LDP review to commence

						Guidance. <b>Justification</b> The issues of abstraction, run-off and recharge are not covered by this policy approach.	approaches of HwLDP.		2015
11	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The issue of air quality is not covered by this policy approach.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The issue of climate change is not directly covered by this policy approach.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The issue of renewable energy is not directly covered by this policy approach.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	+	++	++	++	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity to reduce the need to travel for local services and facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	+	+	+	+	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in	Review the policy approach and the	THC	LDP review to

						the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The policy approach considers the effect new development would have on locally important built and cultural features which is likely to have a positive effect at a local level.	related policy approaches of HwLDP.		commence 2015
16	+	+	+	+	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The policy approach considers the effect new development would have on locally important heritage features including the landscape and key viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	+	+	+	+	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> The policy approach seeks to support development which is similar in terms of design, spacing, scale and density of development within the existing settlement – this should help to ensure landscape character is maintained, visual impact minimised, scenic value maintained. In addition by the considerations set out in this policy the cumulative effect on the landscape of the existing development and new development is taken into consideration.	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> This policy seeks to promote development within settlements where there is limited opportunity to experience qualities of	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

					wildness therefore this policy does not address the issue.			
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### Commentary

This approach is not dissimilar from the preferred approach therefore the assessment results are the same. 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.

### Other Settlements – Alternative 2 – Flexible Approach

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The approach does not specifically make provision for the protection and enhancement of biodiversity in the area. Given this is the case it is not anticipated that there would be a detrimental effect on protected species or any contribution to achieving LBAP target either locally or regionally.</p> <p>The approach seeks to avoid the loss of a number of habitats and designated sites. There are no provisions to avoid the introduction or spread of protected species. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b>	Review the policy	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach does not specifically mention the green network however a number of green network features are considered in whether to support development. Given the above it is considered there may be a slight positive effect in the short, medium and long term at a local level on this SEA objective, however it is not anticipated that there will be this positive effect at a regional scale. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	<p>approach and the related policy approaches of HwLDP.</p>		<p>to commence 2015</p>
3	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By considering the loss of a range of sites where people may come into contact with or experience nature then this policy approach will have a limited effect on this SEA objective. It will not actively encourage the provision of new links to these spaces/places. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	<p>THC</p>	<p>LDP review to commence 2015</p>
4	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity for people to walk/cycle to their facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	<p>THC</p>	<p>LDP review to commence 2015</p>

						medium to long term. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.			
5	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach will not increase or improve existing open spaces or make them more accessible. However it will help to retain open space by having a criteria related to the loss of locally important open space. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The protection and enhancement of outdoor access opportunities is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
7	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach does not address brownfield sites, prevention of soil sealing or carbon storage of peatland – these are dealt with by policies elsewhere in the development plan and through site allocations. The policy does however offer protection to locally important areas for natural, built and cultural heritage, this includes geodiversity. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						development.			
8	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The minimisation of waste is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the capacity of the water and sewerage network ensuring that development supported by this policy will be supported by appropriate drainage infrastructure. This will help to ensure there will be no detrimental impact on the water environment. There is no provision through this policy approach for the enhancement of the water environment. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issues of abstraction, run-off and recharge are not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
11	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of air quality is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b>	Review the policy	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of climate change is not directly covered by this policy approach.</p>	<p>approach and the related policy approaches of HwLDP.</p>		<p>to commence 2015</p>
13	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of renewable energy is not directly covered by this policy approach.</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	THC	<p>LDP review to commence 2015</p>
14	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity to reduce the need to travel for local services and facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	THC	<p>LDP review to commence 2015</p>
15	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the effect new development would have on locally important built and cultural features which is likely to have a positive effect at a local level. While this is the case, under this approach this criteria does not need</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	THC	<p>LDP review to commence 2015</p>



						to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.			
16	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the effect new development would have on locally important heritage features including the landscape and key viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach seeks to support development which is similar in terms of design, spacing, scale and density of development within the existing settlement – this should help to ensure landscape character is maintained, visual impact minimised, scenic value maintained. In addition by the considerations set out in this policy the cumulative effect on the landscape of the existing development and new development is taken into consideration. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the policy approach and the related policy	THC	LDP review to commence

						<p>Guidance.  <b>Justification</b>  This policy seeks to promote development within settlements where there is limited opportunity to experience qualities of wildness therefore this policy does not address the issue. While this is the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA objective arising from this development.</p>	approaches of HwLDP.		2015
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### Commentary

This policy approach would be 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. However given that this alternative approach means that only a few of the criteria need to be met then it is not possible to determine that these significant positive effects will be met as these criteria may not be addressed by the proposal.

### Other Settlements - Alternative 3 - A two tier approach

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b>  All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.  <b>Justification</b>  The approach does not specifically make provision for the protection and enhancement of biodiversity in the area. Given this is the case it is not anticipated that there would be a detrimental effect on protected species or any contribution to</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						achieving LBAP target either locally or regionally. The approach seeks to avoid the loss of a number of habitats and designated sites. There are no provisions to avoid the introduction or spread of protected species.			
2	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach does not specifically mention the green network however a number of green network features are considered in whether to support development. Given the above it is considered there may be a slight positive effect in the short, medium and long term at a local level on this SEA objective, however it is not anticipated that there will be this positive effect at a regional scale in areas where a more restrictive approach is taken but outwith these areas it is unlikely the scale of development would have a significant effect on this SEA objective given the likely scale of development.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	+	+	+	+	+	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By considering the loss of a range of sites where people may come into contact with or experience nature then this policy approach will have a limited effect on this SEA objective. It will not actively encourage the provision of new links to these spaces/places therefore it did not score more highly. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
4	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in</p>	Review the policy approach and the	THC	LDP review to

						<p>the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity for people to walk/cycle to their facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	related policy approaches of HwLDP.		commence 2015
5	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach will not increase or improve existing open spaces or make them more accessible. However it will help to retain open space by having a criteria related to the loss of locally important open space. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The protection and enhancement of outdoor access opportunities is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
7	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in</p>	Review the policy approach and the	THC	LDP review to

						<p>the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach does not address brownfield sites, prevention of soil sealing or carbon storage of peatland – these are dealt with by policies elsewhere in the development plan and through site allocations. The policy does however offer protection to locally important areas for natural, built and cultural heritage, this includes geodiversity. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	related policy approaches of HwLDP.		commence 2015
8	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The minimisation of waste is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the capacity of the water and sewerage network ensuring that development supported by this policy will be supported by appropriate drainage infrastructure. This will help to ensure there will be no detrimental impact on the water environment. There is no provision through this policy approach for the enhancement of the water environment. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						be applied.			
10	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issues of abstraction, run-off and recharge are not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
11	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of air quality is not covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of climate change is not directly covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The issue of renewable energy is not directly covered by this policy approach.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> By encouraging development within active travel distance of community facilities then this provides opportunity to reduce the need to travel for local services and facilities rather than dispersed growth which would encourage them to take the car.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						This will have very localised effects which may be significantly positive in the medium to long term. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.			
15	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the effect new development would have on locally important built and cultural features which is likely to have a positive effect at a local level. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	+	+	+	+	+/-	<p><b>Assumptions</b> All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The policy approach considers the effect new development would have on locally important heritage features including the landscape and key viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	Review the policy approach and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	+	+	+	+	+/-	<b>Assumptions</b>	Review the policy	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>The policy approach seeks to support development which is similar in terms of design, spacing, scale and density of development within the existing settlement – this should help to ensure landscape character is maintained, visual impact minimised, scenic value maintained. In addition by the considerations set out in this policy the cumulative effect on the landscape of the existing development and new development is taken into consideration. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	<p>approach and the related policy approaches of HwLDP.</p>		<p>to commence 2015</p>
18	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>This policy seeks to promote development within settlements where there is limited opportunity to experience qualities of wildness therefore this policy does not address the issue. In the areas where the more restrictive approach would apply then there would be these effects however in areas with a more flexible approach then it is likely that there would be positive and negative effects (not significant) as the criteria related to this SEA objective may not be applied.</p>	<p>Review the policy approach and the related policy approaches of HwLDP.</p>	THC	<p>LDP review to commence 2015</p>

### Commentary

This approach will lead to some areas being afforded more protection from development than others, however it is not dissimilar from the preferred approach therefore the assessment results are the similar. Generally as some areas will have this more restrictive approach and others will have a more flexible approach the likely to have significant environmental effects on SEA objective 4 (human health) and 14



(sustainable transport) which are found through application of the preferred approach may be balanced out. It is not anticipated there will be any negative or significantly negative effects arising from this policy approach.