

Appendix 4a – Strategic Environmental Assessment – Site Assessments (Sites included in the Plan As Modified following Examination and as Intended to be Adopted)

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Alness

Site Reference: AL1 Crosshills

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open space and the Averon River	N/A
5	Y					+			It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety – for example, widening/upgrading of Caplich Rd may be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of	N/A

			the site	
7	Y	--	Caplich Quarry, a sand and gravel quarry, lies close to the northern and eastern boundaries of the site. It is understood extraction has been exhausted at much of this quarry, however planning permission was renewed for an extension of the quarry in late 2011 to the north of the site. The proximity of the quarry may impact on the amenity of future residents due to noise and dust	A Noise and Dust Assessment may be required; landscape between site and quarry
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	Paths contained on the Highland Path Record lie on the northern and western boundaries of the site. The allocation could provide new access opportunities to linking to this path network	Development of the site should ensure the paths contained on the Highland Path Record are maintained and provide a connection where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as	Re-use of soil within the site or elsewhere

			Prime Agricultural Land	locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	The Averon River lies approximately 50m west of the site. Given this distance it is unlikely the development will require to be set back to protect the river	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the town centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will	N/A

			encourage the use of micro renewables on site	
24	Y	+	Some surrounding trees and development may shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 350m straight line distance of the defined Alness town centre. There are bus stops in Alness town centre from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site contains a locally important feature identified in the Historic Environment Record, Newfield Farmstead.	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas. There therefore may be some potential for landscape and visual impacts as a result of	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual

			development of the site. Parts of the site boundary are formed by a hedgerow and a number of mature trees lie within the site	impact. Existing valued landscape features within the site should be retained
33	Y	-	The site is likely to require some re-contouring of the undulating land to facilitate development	As above A sustainable urban drainage plan may also be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL2 Whitehills

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with	N/A

			the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the north	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety. For example Old Milnafua Road	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	Caplich Quarry, a sand and gravel quarry, lies close to parts of the northern boundary of the site. However it is understood extraction has been exhausted at much of this quarry. Should the quarry be active when residential development the proximity of the quarry may impact on the amenity of future residents due to noise and dust	A Noise and Dust Assessment may be required; landscape between site and quarry
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	A core path and a path contained on the Highland Path Record lie close to	Development of the site should ensure the

			the southern boundary of the site. The allocation could provide new access opportunities to linking to this path network	core path and path contained on the Highland Path Record are maintained and provide a connection where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course traverses the site	A buffer should be provided between the watercourse and development areas
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this	N/A

			site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	-	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas to the north. There therefore may be some potential for landscape and visual impacts as a result of development of the site. Parts of the site boundary are formed by a hedgerow and a number of mature trees lie within the site	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact. Existing valued landscape features within the site should be retained
33	N	=	The site is relatively flat therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL3 Achnagarron

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety.	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known existing bad neighbour uses	N/A

8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths or rights of way. The allocation could provide new access opportunities to linking to the wider network	Opportunities to link to the wider path network should be explored
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a western portion of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/	=	Development of the site may result in a need for changes to land form or	N/A

	N		level – SUDS will be required to deal with any soil or drainage issues	
18	Y	-	A water course, the Achmagarron Burn, forms the southern boundary of the site and was historically straightened	Allow space for restoration and development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however SEPA and the Council's Flooding Team have stated that the Achmagarron Burn may cause risk of flooding	Flood Risk Assessment would be required to support development proposals, mitigation measures may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 250m straight line distance of a bus route and 2km from Alness town centre.	N/A

26	Y	=	Whilst a bus route passes within 250m of the site there are no bus stops within close proximity.	Provision of an additional bus stop in the A9
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	The site may impact the setting of the B Listed Rosskeen Church to the south of the site	Development must respect setting of Listed Church
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views south of Alness and Rosskeen Church focal feature. Further south is the Cromarty Firth and rolling farm land. There therefore may be some potential for landscape and visual impacts that affect the distinction of Alness the church. Parts of the site boundary are formed by a hedgerow and a number of mature trees lie within the site.	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact. Existing valued landscape features within the site should be retained
33	Y	-	The site is rolling and therefore may require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for amenity use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the	Restricted use of street lighting

			interests of safety which may contribute to light pollution	
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Site Reference: AL4 Milnafua Farm North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety.	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y					-			Caplich Quarry, a sand and gravel quarry, lies close to the northern boundary of the site. However it is	A Noise and Dust Assessment may be required; landscaping

			understood extraction has been exhausted at much of this quarry. Should the quarry be active when residential development the proximity of the quarry may impact on the amenity of future residents due to noise and dust	between site and quarry
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths or rights of way. The allocation could provide new access opportunities to linking to the wider network	Development of the site should access opportunities to the wider path network are explored
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a small part of the south western corner of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses, lochs or sea within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	-	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation

25	Y	=	The site is approximately 400m straight line distance of a bus stop from which a local service operates and 2km from Alness town centre	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas. There therefore may be some potential for landscape and visual impacts as a result of development of the site	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact.
33	Y	-	The site is rolling and therefore may to require some re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion and amenity use in the Ross and Cromarty East Local Plan	N/A

36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: AL5 Dalmore

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open space and the Avern River	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety – for example a new access from Academy Road	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known existing 'bad	A Noise and Dust

			neighbour' uses near the site	Assessment may be required; landscape between site and quarry
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	A core path forms the eastern, southern and western boundaries of the site	Development of the site should ensure adjacent core paths are integrated into the development
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the site is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	The small water course lies approximately 50m west of the site. Given this distance it is unlikely the development will require to set back to protect the river	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the town centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	It is likely surrounding mature trees and development will shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m straight line distance of the defined Alness town centre. There are bus stops in Alness town centre from which local services	N/A

			operate	
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site contains a locally important feature identified in the Historic Environment Record, Hospital, Obsdale	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are an attractive group of mature trees located centrally in the site	Mature trees should be retained where possible
33	Y	-	The site is unlikely to require re-contouring as it is relatively flat	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL6 Milnafua

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the north	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety. For example upgrading of Moss-side Road	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	Y	-	Caplich Quarry, a sand and gravel quarry, lies approximately 200m north of the site. However it is understood extraction has been exhausted at much of this quarry. Should the quarry be active when residential development the proximity of the quarry may impact on the amenity of future residents due to noise and dust	A Noise and Dust Assessment may be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A core path lies close to the southern and western boundaries of the site. The allocation could provide new access opportunities to link to these paths to the network	Development of the site should ensure the core path is maintained and provide a connection where possible
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey. The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a large part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course traverses the site	A buffer should be provided between the watercourse and development areas
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	N	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of a bus stop from which local services operate. It also lies adjacent to Obsdale Primary School	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas to the north and the Cromarty Frith rolling farmland to the south. There therefore may be some potential for landscape and visual impacts as a result of development of the site. Parts of the site boundary are formed by a hedgerow and a number of mature trees are present at field boundaries	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact. Existing valued landscape features within the site should be retained, where this is not possible replanting should take place

33	N	=	The site slopes gently therefore some re-contouring may be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL7 - Blackmuir

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is	N/A

			located within close proximity to areas of open countryside to the north and east	
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety.	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	Development of the site will result in the partial loss of the Milnafua playing fields, a useable public open space, identified in the Highland Greenspace Audit	Explore potential of relocation of playing fields to another site or incorporation on site. Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	Y	-	A path contained on the Highland Path Record lies within the southern boundary of the site. The allocation could provide new access opportunities to link to these paths to the network	Development of the site should ensure the path is maintained and provide a connection where possible
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey. The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A

13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There is no watercourse, loch or sea within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the	N/A

			Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	N	-	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 60m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas to the north and the Cromarty Frith rolling farmland to the south. There therefore may be some potential for landscape and visual impacts as a result of development of the site. Parts of the site boundary are formed by a hedgerow and a number of mature	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact. Existing valued landscape features within the site should be retained, where this is not

			trees are present at field boundaries	possible replanting should take place
33	N	=	The site slopes gently therefore some re-contouring may be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL9 River Lane

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site will not affect any natural heritage designation or area identified for its importance to nature conservation. The site does however lie adjacent to the River Averon and therefore may effect its habitat.	Retention of landscape features
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is unlikely to effect the green network as it is a brownfield site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to the River Averon	N/A
5	Y				+				It is likely that off site road	N/A

			improvements will be required as part of development of the site which may contribute to improved road safety.	
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The site lies close to the railway and an industrial estate therefore may be effected by these uses	A noise assessment may be required
8	Y	-	There may land contamination issues affecting the site as it is a brownfield site	A contaminated land survey may be required
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will not result the of loss of any usable open space given the site is brownfield	N/A
10	Y	=	The site will not affect any core paths of rights of way. The allocation could provide new access opportunities to link to the wider path network	N/A
11	Y	+	The site is brownfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil. No part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The River Averon lies adjacent to the eastern boundary of the site	A buffer should be provided between the watercourse and development areas
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Much of the is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Flood risk assessment required to support planning application, outcome may affect the developable area of the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively sheltered by existing built development and mature woodland. It has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 100m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	=	A number of listed buildings lie within close proximity to the site	Development of the site should considered any impact upon the setting of nearby listed buildings
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. Enclosed by mature vegetation and exiting built development it is unlikely to effect the	N/A

			distinctiveness and special qualities of the present landscape character	
33	N	=	The site is relatively flat therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL8 Willowbank Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The Alness River Valley SSSI lies to the north of the site. However it is unlikely to be effected by the site.	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside and forestry	N/A
5	Y					+			It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety.	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					The site is not near any existing 'bad	N/A

			neighbour' uses	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Several core paths lie close to the, in particular with woodland to the north and parallel to the Alness River. The allocation could provide new access opportunities to linking to this path network	Development of the site should ensure the core paths are maintained and connections provided where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil. No part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	A buffer should be provided between the watercourse and development areas
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively sheltered by existing built development and mature forestry. It has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. Enclosed by mature woodland and exiting build development it is unlikely to effect the distinctiveness and special qualities of the present landscape character	N/A
33	N	=	The site is relatively flat therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild	N/A

			land	
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL10 – Obsdale Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south	N/A

5	Y	+	It is likely that off site road improvements may be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	=	There are no known bad neighbour uses near the site	N/A
8	N	=	Part of the site was formally occupied by a petrol filling station, however this part of the site has now been redeveloped for housing, as such any contaminated land issues are likely to have been addressed	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature.	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	N	=	No core paths, rights of way or paths in the Highland Path Record will be affected	N/A
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey. The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There is no watercourse, loch or sea within of adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	N	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 220m straight line distance of a bus stop from which local services operate. It is within 500 of Alness town centre	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site may effect three locally important (2 crop marks and a garage) archaeological sites identified in the HER	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	Y	-	The Carn Liath, cairn obsdale SAM lies directly south of the site. The setting of this SAM could be affected.	Consultation with relevant key agency, likely archaeological investigation will be required. Setting of must be respected in the layout of development
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the Cromarty Firth and rolling farmland to the south. There	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to

			therefore may be some potential for landscape and visual impacts as a result of development of the site.	identify measures to mitigate any adverse landscape/visual impact.
33	N	=	The site slopes gently therefore some re-contouring may be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing and business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL11 – Achnagarron Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					It is likely that development of the site will affect the green network as the site is greenfield. However as the preferred use is for expansion and improvement of an existing recreational and amenity area this is likely to have a positive impact upon	N/A

			the green network	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the north and east	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety.	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will safeguard existing open space and could enable additional high quality open space to be provided	N/A
10	Y	-	A path contained on the Highland Path Record lies within the southern boundary of the site. The allocation could provide new access opportunities to link to these paths to the network	Development of the site should ensure the path is maintained and provide a connection where possible
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey. The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime	Re-use of soil within the site or elsewhere

			Agricultural Land	locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There is no watercourse, loch or sea within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will	N/A

			encourage the use of micro renewables on site	
24	N	-	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 150m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A locally important archaeological site contained in the HER lies close to the eastern boundary of the site	Pre determination sampling may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. Development of the site as a recreation facility is unlikely to have a significant impact upon key views or valued landscape features	N/A
33	N	=	The site slopes gently therefore some re-contouring may be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for	N/A

			amenity use in the Ross and Cromarty East Local Plan	
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL12 West of Teaninich Wood

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield	Greenspace provided as part of development
4	Y					+			The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y						+		It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y							+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N							=	There are no known existing bad neighbourhood uses nearby	N/A
8	N							=	There are no known land contamination issues affecting the site	N/A
9	Y							=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open	N/A

			space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	
10	N	=	The site will not affect any core paths or rights of way. The allocation could provide new access opportunities to linking to a path contained on the Highland Path Record that lies close to the north east boundary of the site	Development of the site should access opportunities to the wider path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A water course, the Contullich Burn, runs along the western boundary of the site, it may have been historically straightened	Allow space for restoration and development of natural processes

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	<10% of the site is identified as being within the 1 in 200 year flood risk contour as identified by SEPA	Flood Risk Assessment required. Substantial set-back from adjoining water course and further mitigation measures as required across site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively enclosed by mature trees and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 250m straight line distance of a bus stop from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	
27	N	=	The site is not within or likely to affect	N/A

			any Conservation Area	
28	N	=	There site will not impact on any Listed Buildings or their settings	
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. It is relatively enclosed by trees and therefore unlikely to significantly effect any key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL13 South of Teaninich Wood

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to	N/A

			nature conservation	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield	Greenspace provided as part of development
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y	+	It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	There are no known existing bad neighbourhood uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The southern boundary of the site lies close to a core path	Core path should be maintained and incorporated into the

				development
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	No watercourses lie within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	--	A large part of the site lies within the 1 in 200 year flood risk contour as	Flood Risk Assessment

			identified by SEPA	will be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively exposed and therefore likely to be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 175m straight line distance of a bus stop	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	May impact upon setting of B Listed Teaninich Castle	Development must respect setting of Listed Castle
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are long distance views of the Cromarty Firth and rolling farmland on the south	Landscape and Visual Impact Assessment may be required

			side of the Cromarty Firth that may be affected	
33	Y	-	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL14 Alness Point Business Park

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies directly north of the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest.	Habitat Regulations Appraisal will assess any potential impact and where necessary specify appropriate mitigation measures
2	Y/ Y	=	There are likely to be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site may have a limited affect on the green network as the site is partially green field, contains a number of mature trees and lies close the coastline of the Cromarty Firth.	Minimal felling of mature trees; replanting in appropriate locations; layout that continues to permit effective green networks
4	Y	=	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open space, the Averon River and the Cromarty Firth	N/A

5	N	=	It is unlikely off site road improvements will be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	Existing business within the business park are consist of offices and light industry; there are no bad neighbour uses.	N/A
8	N	=	There are no known land contamination issues	N/A
9	N	-	Development of the site will not affect any open space identified in the Highland Open Space Audit. There are a number of attractive landscaped areas within the site, however it is unlikely these will be affected by further planned development of the business park.	Retention of existing areas of open space where possible
10	Y	=	A core path runs parallel to the southern boundary of the site adjacent to the shoreline of the Cromarty Firth.	The core path must either be retained while maintaining or enhancing its amenity value; or alternative access provision provided that is no less attractive, is safe and convenient for public use, and does not damage or disturb species or habitats.
11	Y	+/-	Those part of the site that have not been developed are greenfield	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Soil quality and capability of the site is unlikely to be affected; no parts of the site are classified as prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore unlikely to require any change in land form and level	N/A
18	Y	=	The Cromarty Firth lies directly south the site however it is likely its development will leave the water environment in its natural state	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is within reasonable distance to the town centre by means of a off road walking and cycling path; this may reduce car travel contributing to air pollution	N/A
21	Y	--	Large parts of the site are identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk	A flood risk assessment may be required
22	Y	-	Given the sites location adjacent to the Cromarty Firth it may be affected by coastal erosion or natural coastal processes in the future	Further investigation required
23	Y	+	There are no uses proposed which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	N	The site may be affected by prevailing wind as it is exposed to the coast. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within approximately 1.5km straight line distance from the defined Alness town centre; there are connections to Alness town centre by means of an off road footpath. There are bus stops in Alness town centre from which local services operate	N/A
26	N	=	A financial contribution towards sustainable travel patterns may be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	Y	-	The site contains a locally important feature identified in the Historic Environment Record, namely a sea plane base	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings; archaeological studies likely to be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site has been landscaped to a high standard, this standard would be expected to be maintained for further development of the site.	Retain existing landscape features
33	Y	-	The site is unlikely to require re-contouring as it is relatively flat	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is outwith the Alness settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL15, Avern Way

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. There are however a number of mature trees within the site that maybe affected by the development.	Retention and set back of development from trees; replanting where necessary.
2	Y/ N	=	There may be protected species in the area.	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site will affect the green network as the site is partially green field and contains some mature trees.	Retention and set back of development from trees; retention of proportion of area of

				green space
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity of the River Averon areas of open countryside.	N/A
5	N	=	It is unlikely off site road improvements will be required as much of the infrastructure for the development, including the access road has already been developed	N/A
6	N	=	It is unlikely road safety measures will be required as much of the infrastructure for the development, including the access road has already been developed	N/A
7	Y	-	A number of existing bad neighbour uses lie in industrial estates and the distillery close to the site. However it is unlikely the site will be negatively affected by these uses as business use is proposed on the site.	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	-	Development of the site will not affect any open space identified in the Highland Open Space Audit. Whilst the site will result in the loss of some open space this open space is not considered to be high quality, accessible or fit for purpose. As industrial development is proposed there is unlikely to be any requirement for open space to be provided as part of the development.	N/A
10	Y	=	A core path runs parallel to the southern boundary of the site. Development of the site must retain this path and provide connections to it where possible.	Provide connections to existing path network where possible
11	N/ Y	+/-	Undeveloped parts of the site area greenfield and appear to be used for animal grazing purposes	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Development of the site is unlikely to result in significant loss of soil; no part of the site is prime agricultural land	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site is unlikely to result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Avern River lies close to the eastern boundary of the site	A Construction Environmental Management Plan may be required to support any planning application or be imposed as a condition to any planning permission
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	The entire site lies within the 1 in 200 year flood risk contour as identified on the SEPA Coastal and River Flood Risk Map. However Flood Risk Assessments have been undertaken for nearby development sites that are also identified as being at risk from flooding to the satisfaction of SEPA and the Council's Flood Team demonstrating that development on the site is consistent with the Risk Framework contained in Scottish Planning Policy.	Flood risk assessment likely to be required for further development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the	N/A

			Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	N	=	The site is relatively sheltered and therefore unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 450m straight line distance of a bus stop, connected by existing footways	N/A
26	N	=	Given the proximity to existing bus services and the number of additional jobs expected to be created a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	There are a number of listed buildings nearby the site, including the B Listed Dalmore House. However views of nearby listed buildings are screened by the intervening landscape and mature trees, as such it is unlikely their setting would be affected by the development.	N/A
29	N	=	The site is not within or likely to affect any Conservation Area	N/A
30	N	=	The site does not contain any features listed in the Council's Historic Environment Record. The area is known however to be of wider archaeological interest and therefore archaeological assessment may be required prior to any development commencing.	An archaeological evaluation may be required before any development commences; mitigation must be agreed with the Council
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Dependant upon the scale of development it may have an adverse impact on the wider landscape, including views from the A9(T) and the Ben Wyvis Special Landscape Area	Landscape and Visual Impact Assessment may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for	N/A

			business use in the Ross and Cromarty East Local Plan	
36	N	=	Much of the infrastructure for the development, including the street lighting has already been installed. It is therefore unlikely further street lighting will be required.	N/A

Site Reference: AL16 Caplich Quarry

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Restoration of the site may provide opportunities to enhance the present green network of the area	Natural regeneration
4	Y				+				Once restoration has taken place the site may provide an opportunity for people to come into contact with nature/natural environments	Natural regeneration
5	N			=					It is unlikely that off site road improvements will be required as part of development of the site which may contribute to improved road safety as it is understood much the quarry is coming towards the end of its extractive life	N/A
6	N			=					There is limited scope to incorporate road safety measures as part of restoration development of the site	N/A

7	Y	-	The site is the Caplich Sand and Gravel Quarry. This is a bad neighbour use and an identified physical constraint in the Council's Physical Constraints: Supplementary Guidance	Natural restoration
8	Y	-	There may be contaminated land issues affecting the site as it is a quarry. It is understood the quarry is reaching the end of its extractive life, however planning permission has been granted for a extension to the north west of the existing site	Dependant on any future proposed land uses for the site a Contaminated Land Assessment and Soil Stability Report may be required to identify any required mitigation measures
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. Restoration of the site may present opportunities for high quality open space to be created	Restoration of site, landscaping
10	Y	+	The site lies close to a National Cycle Network path and several other paths contained in the Highland Path Record.	Restoration of the site should provide new access opportunities to link the site to the existing path network
11	Y	+	The site is brownfield as it has previously been used as a quarry	The land may require remediation prior to any reuse
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	As much of the site has previously been extracted, dependant on any proposed reuse of the site soil quality and capability of the site may not be adversely effected	N/A
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Re-development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A number of man made lochs and small water courses lie within the site	A buffer should be provided between the watercourses, lochs and development areas. Some water treatment may be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	As it is understood that extraction at the quarry is moving towards restoration, with the exception of a small extension area, it is likely that restoration of the site will improve local air quality through reduction in emissions due to less HGV traffic on roads	N/A
21	N	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. There are however a number of small water courses and lochs on the site. Therefore dependant on any nature of any proposed reuses of the site a flood risk assessment may be required	Flood risk assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	The site is within 400m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views over the site to enclosed farm landscapes, forested backdrops and mountainous areas to the north.	Dependant upon the nature of any proposed reuses of the site a Landscape and Visual Impact Assessment may be required

			There therefore may be some potential for landscape and visual impacts as a result of development of the site.	
33	Y	-	Due to sand and gravel extraction the site is at a number of different levels	Re-contouring may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL17 Alness Industrial Estate West

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			-					As the site is Greenfield it may affect features that currently provide for the movement of species and/or people.	Ensure redevelopment of the site continues to provide connectivity of natural features
4	Y			+					The site may provide opportunities for people to come into contact with and	N/A

			appreciate nature/natural environments as there are areas of open space to the north and the River Averon also lies close to the site	
5	N	=	It is unlikely off site road improvements will be required	N/A
6	N	=	There is scope to incorporate road safety measures as part the development of the site, for example speed bumps	N/A
7	Y	=	The site lies adjacent to an existing industrial estate and a railway lies to the north. However, given the preferred use of the site is for industrial purposes these physical constraints are unlikely to be an issue	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. Development of the site will require some areas of soft landscaping	Incorporation of areas of soft landscaping
10	Y	+	A path contained in the Highland Path Record lies close to the western boundary of the site	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield	Best use must be made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	Development of the site is likely to result in the removal of some soil and the entire site is prime quality agricultural land	Reuse of soil elsewhere on site
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses, loch or seas within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	This site may affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions due to its preferred use for residential purposes	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	=	The site is relatively enclosed by a wide mature tree belt and therefore unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	The site is within 200m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. The wide mature tree belt that encloses the site will limit the affect on any key views	N/A
33	N	=	The site is relatively flat and therefore its development is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: AL18 – South of Dal non Rocas

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield	Greenspace provided as part of development
4	Y					+			The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y						+		It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y							+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y							=	The site lies south of an existing industrial estate, however given the preferred use of this is for industrial	N/A

			uses this is unlikely to be an issue	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	Site to incorporate areas of greenspace
10	Y	+	A 'link road' contained within the Highland Path Record lies close to the eastern boundary of the site	Development of the site should access opportunities to the wider path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal	N/A

			with any soil or drainage issues	
18	N	=	There are no water course within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being within the 1 in 200 year flood risk contour as identified by SEPA	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively enclosed by mature trees to the south, however other boundaries are relatively exposed, this may mean the site is exposed to the prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 200m straight line distance of a bus stop from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	

			required	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	There site will not impact on any Listed Buildings or their settings	
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. A wide belt of mature trees limits views into the site from the south, however there are open views into the site from the west	A Landscape and Visual Impact Assessment may be required, screen planting on south west boundary
33	Y	-	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL19 Dalmore Distillery

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies directly north of the	Habitat Regulations

			Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest.	Appraisal will assess any potential impact and where necessary specify appropriate mitigation measures
2	Y/ Y	=	There are likely to be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site may have a limited affect on the green network as the site is partially green field, contains a number of mature trees and lies close the coastline of the Cromarty Firth.	Minimal felling of mature trees; replanting in appropriate locations; layout that continues to permit effective green networks
4	Y	=	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open space, the Averon River and the Cromarty Firth	N/A
5	N	=	It is unlikely off site road improvements will be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	The site is currently used as a whisky distillery which is an industrial use with the potential to be considered a 'bad neighbour development'. Any further development or intensification of the site has the potential to create further noise and vibration and require artificial lighting that may adversely effect the amenity of nearby residential properties.	Noise assessment may be required; 'buffer zones' between residential dwellings and development
8	Y	-	There may be land contamination issues effecting the site as it has long been used as a distillery	Contaminated land study may be required
9	N	-	Development of the site will not affect any open space identified in the Highland Open Space Audit. There are a number of landscaped areas within the site that appear to used as park, perhaps for visitors to the distillery. These spaces maybe adversely effected by further	Retention of existing areas of open space where possible; creation of alternative areas of open space

			development of the site.	
10	N	=	The site will not affect any core paths or rights of way	N/A
11	Y/ N	+/-	The site comprises both green field and brown field land.	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Soil quality and capability of the site is unlikely to be affected; no parts of the site are classified as prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore unlikely to require any change in land form and level	N/A
18	Y	=	The Cromarty Firth lies directly south the site however it is likely its development will leave the water environment in its natural state	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is within reasonable distance to the town centre by means of off road walking and cycling path; this may reduce car travel contributing to air pollution	N/A
21	Y	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however the site boundary does lie within close proximity of an area identified as being at risk from coastal flooding	A flood risk assessment may be required
22	Y	-	Given the sites location adjacent to the Cromarty Firth it may be affected by coastal erosion or natural coastal processes in the future	Further investigation required
23	Y	+	There are no uses proposed which will provide energy from a renewable	N/A

			source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	N	The site may be affected by prevailing wind as it is exposed to the coast. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within approximately 800m straight line distance of the defined Alness town centre; there are connections to Alness town centre by means of an off road footpath. There are bus stops in Alness town centre from which local services operate	N/A
26	N	=	Given the proximity to Alness town centre and existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site contains a several locally important features identified in the Historic Environment Record	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings; archaeological studies likely to be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are an attractive group of mature trees located centrally in the site	Mature trees should be retained where possible
33	Y	-	The site is unlikely to require re-contouring as it is relatively flat	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is outwith the Alness settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/	-	It is likely that development of the site	Restricted use of street

	N		will include street lighting in the interests of safety which may contribute to light pollution	lighting
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Site Reference AL20 Teaninich Distillery and land to north and east

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. There are however a number of mature trees within the site that maybe affected by the development.	Retention and set back of development from trees; replanting where necessary.
2	Y/ N	=	There may be protected species in the area including bats	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site will affect the green network as the site is partially green field and contains some mature trees.	Retention and set back of development from trees; retention of proportion of area of green space
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity of the River Averon areas of open countryside.	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	The existing site is a bad neighbour use and a number of other bad neighbour uses lie within an industrial estate adjacent to the north. A number of residential properties lie close to the site. Whilst the site is unlikely to be affected by bad neighbour uses its development may have an adverse impact upon the amenity of residents in nearby properties.	Noise assessment likely to be required, outcome may affect layout of the site.
8	Y	-	It is understood part of the site was formally occupied by buildings	A contaminated land study may be required

			associated with the distillery and there therefore may be contaminated land issues associated with the site	
9	Y	-	Development of the site will not affect any open space identified in the Highland Open Space Audit. Whilst the site will result in the loss of some open space this open space is not considered to be high quality, accessible or fit for purpose. As industrial development is proposed there is unlikely to be any requirement for open space to be provided as part of the development.	N/A
10	N	=	Development of the site will not affect any core paths or rights of way. Development of the site may provide an opportunity to provide links to the existing path network	Provide connections to existing path network where possible
11	Y/ N	+/-	The northern part of the site is brownfield whilst the southern part of the site appears to be green field	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Development of the site is unlikely to result in significant loss of soil; no part of the site is prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site is unlikely to result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Averon River lies close to the eastern boundary of the site	A Construction Environmental Management Plan may be required to support any planning application or be imposed as a condition

				to any planning permission
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	The majority of the site lies within the 1 in 200 year flood risk contour as identified on the SEPA Coastal and River Flood Risk Map. However a detailed Flood Risk Assessment has been undertaken to the satisfaction of SEPA and the Council's Flood Team demonstrating that development on the site is consistent with the Risk Framework contained in Scottish Planning Policy.	Further flood risk assessment may be required if development proposals are altered
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively sheltered and therefore unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 500m straight line distance of a bus stop, connected by existing footways	N/A
26	N	=	Given the proximity to existing bus services and the number of additional jobs expected to be created a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	There are a number of listed buildings nearby the site, including the B Listed Dalmore House. However views of nearby listed buildings are screened by the intervening landscape and mature trees, as such it is unlikely	N/A

			their setting would be affected by the development.	
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site contains a feature listed in the Council's Historic Environment record, namely a post medieval distillery. This feature may be affected by the development.	An archaeological evaluation may be required before any development commences; mitigation must be agreed with the Council
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Dependant upon the scale of development it may have an adverse impact on the wider landscape, including views from the A9(T) and the Ben Wyvis Special Landscape Area	Landscape and Visual Impact Assessment may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business, housing and amenity use in the Ross and Cromarty East Local Plan	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AL21 – Invergordon Road East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable

				mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of soft landscaping	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	N	=	It is unlikely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	The north east boundary of the site lies adjacent to the A9(T)	Consultation with Transport Scotland, Transport Assessment may be required to identify any required mitigation measures
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of hard and soft landscaping	N/A
10	N	=	The site will not affect any core paths, rights of way or other paths in the	N/A

			Highland Path Record	
11	N/ Y	=	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey, it is greenfield in nature and presently used for agricultural purposes	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the site is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses, lochs or bodies of sea within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the town centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1	N/A

			in 200 year flood risk map	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	It is likely surrounding mature trees and development will shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 400m straight line distance of the defined Alness town centre. There are bus stops adjacent to the site on the B817 from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Part of the site lies within the approximate extent of a prehistoric occupation at Dalmore Farm which is a locally important feature identified in the Historic Environment Record	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views north over the site to rolling farmland, forestry and mountains. There are open views into the site from the north and the south	A Landscape and Visual Impact Assessment may be required. Early structural tree planting to the northern and south east boundary
33	N	=	The site is unlikely to require re-contouring as it is relatively flat	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for retail use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Ardersier

Site Reference: AR1 – South of Nairn Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				This site has connectivity to the Inner Moray Firth SPA/Ramsar	Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y			=					Off site road improvements are likely to be required to ensure suitable access – these may contribute to road safety	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes. Home zone principles could also be incorporated	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses

8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will affect an area of open space however this is not considered usable – it is also likely that additional areas of open space will be created as part of development of the site	N/A
10	N	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N	-	The site is Greenfield in nature – development would involve loss of greenfield land	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	--	Development of the site would result in loss of land classed as prime agricultural land	N/A

14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	N	-	The site is principally north facing so is unlikely to be able to benefit from	N/A

			passive solar gain	
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR2 – South of Nairn Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				This site has connectivity to the Inner Moray Firth SPA/Ramsar	Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y			=					Off site road improvements are likely to be required to ensure suitable access – these may contribute to road safety	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes. Home zone principles could also be incorporated	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will affect an area of open space however this is not considered	N/A

			usable – it is also likely that additional areas of open space will be created as part of development of the site	
10	N	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N	-	The site is Greenfield in nature – development would involve loss of greenfield land	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	--	Development of the site would result in loss of land partially classed as prime agricultural land	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	-	The south eastern corner of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y	+	The site is principally south facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is	N/A

			on a bus route which is anticipated will encourage sustainable travel	
26	Y	+	There may be an opportunity for planning gain to encourage sustainable travel patterns given the size of the site	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There is a monument site identified in the Council's HER located to the north east of the site	Development should ensure no adverse impact on the setting of the HER site. Consultation with the Council's HE team may be required
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is allocated for housing development in the adopted Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR3 – Station Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				This site has connectivity to the Inner Moray Firth SPA/Ramsar	Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y			=					Off site road improvements are likely to be required to ensure suitable access – these may contribute to road safety	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes. Home zone principles could also be incorporated	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will affect an area of open space however this is not considered	N/A

			usable – it is also likely that additional areas of open space will be created as part of development of the site	
10	N	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N	-	The site is Greenfield in nature – development would involve loss of greenfield land	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	--	Development of the site would result in loss of land partially classed as prime agricultural land	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	-	The south eastern corner of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y	+	The site is principally south facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A

26	Y	+	There may be an opportunity for planning gain to encourage sustainable travel patterns given the size of the site	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There is a monument site identified in the Council's HER located to the north east of the site	Development should ensure no adverse impact on the setting of the HER site. Consultation with the Council's HE team may be required
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is allocated for housing development in the adopted Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR4 – Milton of Connage

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site will not affect any natural heritage designations, areas identified for importance to nature conservation or any other important habitat for natural conservation	Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y				+				Off site road improvements may be required to accommodate development – this may contribute to improved road safety	N/A
6	Y				+				It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes.	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	Y				?				There may be land contamination issues given the site is brownfield in nature	Site investigations may be required to assess any contamination risk
9	N				=				The site will not affect the provision of	N/A

			open space within the area	
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10	N	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N	+	The site is brownfield in nature (partially). Development will therefore bring the site back into productive use as encouraged by Scottish Planning Policy	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	--	Development of the will result in loss of soil; partially classed as prime agricultural land	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	Y	-	One watercourse runs through the southern portion of the site	Development should ensure no diverting, channelling or culverting watercourses
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A

20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	-	An area of the site surrounding the watercourse is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	Y	-	The site may be affected by coastal erosion/flooding given its coastal location	As above
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A

24	Y	+	The site is principally south facing so may be able to benefit from passive solar gain	N/A
25	Y	-	The site is outwith 400m of community/commercial facilities however is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A

30	Y	=	Milton of Connage farmhouse buildings are listed in the Council's HER	Development should ensure no adverse impact the buildings and/or their settings
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however there may some impact on landscape	Good siting and design of development
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is not allocated for development in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR5 – South of Cromal Terrace

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				<p>The site is within close proximity to an SSSI designation (Ardersier Glacial Deposits) which lies to the north east of the site.</p> <p>This site has connectivity to the Inner Moray Firth SPA/Ramsar</p>	<p>Mitigation measures to ensure the integrity of the designation is maintained will be required – consultation with the relevant organisations may be required in the first instance</p> <p>Aviodance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail</p>
2	Y/ N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of woodland. Development of the site is therefore likely to disrupt the present green network.	Consultation with the relevant organisations may be required to discuss appropriate mitigation measures. Given the loss of woodland anticipated with development of the site, it is likely that compensatory planting would be required.
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to large area of woodland	N/A
5	N				=				Off site road improvements are not likely to be required given the size of the site	N/A

6	Y	+	It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes	N/A
7	Y	-	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will affect an area of open space – it is likely that additional areas of open space will be created as part of development of the site	N/A
10	Y	=	A path identified in the Council's Core Path Plan (Ardersier Coastal Path) runs through the site	Development should either maintain the path or reroute to ensure public access through the site is maintained.
11	Y/ N	-	The site is Greenfield in nature – development would involve loss of woodland	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not on any land identified as being good quality	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A

16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in	Maximising of active travel links to reduce traffic generation

			traffic as a result of development may have a slight negative affect	
21	Y	--	Around 50% of the site is within an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map (coastal flooding)	Flood Risk Assessment may be required to identify whether the site itself is at risk of flooding and highlight mitigation measures where required
22	Y	=	Given its location within close proximity to the natural coast, the site may be at risk from coastal erosion or natural coastal processes	As above – a FRA may be required to identify appropriate mitigation measures in this regard
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	N	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR6 – North of Village

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				<p>The site is within close proximity to an SSSI designation (Ardersier Glacial Deposits) which lies to the east of the site.</p> <p>This site has connectivity to the Inner Moray Firth SPA/Ramsar</p>	<p>Mitigation measures to ensure the integrity of the designation is maintained will be required – consultation with the relevant organisations may be required in the first instance</p> <p>Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through satisfactory provision and/or contributions towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail</p>
2	Y/ N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of woodland. Development of the site is therefore likely to disrupt the present green network.	Consultation with the relevant organisations may be required to discuss appropriate mitigation measures. Given the loss of woodland anticipated with development of the site, it is likely that compensatory planting would be required.
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to large area of woodland	N/A
5	Y						+/-		Given the proposed uses for the site (caravan/camp site), some off site road improvements may be required to accommodate development. These	N/A

			may contribute to road safety.	
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6	Y	+	It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes	N/A
7	Y	-	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will affect an area of open space – it is likely that additional areas of open space will be created as part of development of the site	N/A
10	Y	=	A path identified in the Council's Core Path Plan (Ardersier Coastal Path) runs through the site	Development should either maintain the path or reroute to ensure public access through the site is maintained.
11	Y/ N	-	The site is Greenfield in nature – development would involve loss of woodland	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not on any land identified as being good quality	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A

16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an	Maximising of active

			adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	travel links to reduce traffic generation
21	Y	-	Around 50% of the site is within an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map (coastal flooding)	Flood Risk Assessment may be required to identify whether the site itself is at risk of flooding and highlight mitigation measures where required
22	Y	=	Given its location within close proximity to the natural coast, the site may be at risk from coastal erosion or natural coastal processes	As above – a FRA may be required to identify appropriate mitigation measures in this regard
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	N	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR7 – Memorial Hall

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not affect any natural heritage designations, areas identified for importance to nature conservation or any other important habitat for natural conservation	N/A
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	N				+				The site is unlikely to affect the present green network of the area	N/A
4	N					-			The site is unlikely to provide any opportunities for people to come into contact with nature/natural environments	N/A
5	N			=					Off site road improvements are unlikely to be required	N/A
6	Y					+			It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes.	N/A
7	Y						-		Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	Y						?		There may be land contamination issues given the site is brownfield in nature	Site investigations may be required to assess any contamination risk
9	N			=					The site will not affect the provision of open space within the area	N/A
10	N			=					The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N					+			The site is brownfield in nature – development would therefore allow this site to be brought back into productive use as encouraged by Scottish Planning Policy	N/A
12	N			=					The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N						+		Development of the site will not result	N/A

			in any significant loss of soil	
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	N	+	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y	+	The site is principally south facing so may be able to benefit from passive solar gain	N/A

25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the	N/A

			HER in or close to the site	
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is allocated for development in the adopted Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Site Reference: AR8 – Nairn Road Industrial Estate Expansion

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not affect any natural heritage designations, areas identified for importance to nature conservation or any other important habitat for natural conservation	N/A
2	Y/ N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y				+				Off site road improvements may be required to accommodate development – this may contribute to improved road safety	N/A
6	Y				+				It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes.	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the	HIAL may need to be consulted if the proposal progresses

			operational hours increased. The site is within the Airport Safeguarding zone.	
8	Y	?	There may be land contamination issues given the site is brownfield in nature	Site investigations may be required to assess any contamination risk
9	N	=	The site will not affect the provision of open space within the area	N/A
10	N	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/ N	+	The site is greenfield in nature however is partially developed already	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	--	Development of the will result in loss of soil classed as prime agricultural land	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A

20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	N	+	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y	+	The site is principally south facing so may be able to benefit from passive	N/A

			solar gain	
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER in or close to the site	N/A

31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is allocated for development in the adopted Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

Auldearn

Site Reference: AU1 – Montrose Hollow

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					<p>No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation</p> <p>No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance</p>	N/A
2	Y			=					There may be protected species present on the site however this issue may have been examined as part of planning application	Mitigation measures as identified through protected species survey
3	Y				+				The site will affect the existing green network through development of existing greenspace however it is anticipated that an amenity area will connect separate woodland areas. Integrated open space and natural habitats will be included	N/A
4	Y				+				The site will allow opportunities for people to come into contact through proximity to local woodland and integration of areas of open space	N/A
5	N				+				Off site road improvements have already been carried out during previous phases of development	N/A
6	Y				+				There is scope to include road safety measures as part of the development of the site, for example home zone principles could be incorporated	N/A
7	N			=					There are no bad neighbour uses nearby	N/A

8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	=	Whilst the site will develop greenfield land, formal open space has been included within the development previously completed	N/A
10	Y/ N	+	The site will not affect any core paths identified in the Council's Core Path Plans or any other identified rights of way, existing paths or access opportunities. There are opportunities to link the path network within the site to achieve good connectivity	N/A
11	N	+	The site has is greenfield in nature and is not included in the Scottish Government Vacant and Derelict Land Survey.	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	+	Development of the site will ensure that any soil excavated will be re-used within the site itself or locally	N/A
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of	N/A

			development of the site.	
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	+	The site is not within or close to any area identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	=	No forms of renewable energy are proposed however proposals include maximising insulation to building fabric to maximise reduction in carbon emissions	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is located within reasonable proximity to the village centre to encourage walking and cycling. A bus route also runs through the village centre and is within 400m of the site	N/A
26	Y	+	There is some opportunity to secure a financial contribution to encouraging sustainable travel patterns however this is subject to negotiated consideration of other planning gain factors and sums already for previous phases	N/A

27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N/ Y	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes however the entire site is located within the Battlefields Inventory	Suitable buffers may be required to minimise adverse impact
30	Y	-	The site contains an HER monument along the eastern boundary. The entire site is also covered by an event in the HER relating to the Battle of Auldearn	As above – suitable may be required to minimise adverse impact
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is understood that landscaping proposals are already in place as part of the original outline planning consent	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the current settlement boundary within the adopted (Nairnshire) Local Plan and is partially allocated for residential development	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: AU2 – Meadowfield

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				+				The site is not located within or near any natural heritage designation or any other important habitat for natural heritage	N/A
2	Y				=				There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/ N				+				There may be opportunities to create additional wildlife linkages/networks through planting of additional trees and connection with area of woodland to the north of the site	N/A
4	Y				+				The amenity woodland planting strip along the northern boundary of the site would allow people an opportunity to come into contact with a natural environment	N/A
5	N				=				No off site road improvements are proposed as part of the development, however as part of previous development in the area the road network was substantially upgraded	N/A
6	Y				+				It is proposed that each housing unit will be served by an individual or shared access point	Further road safety measures could be employed if required
7	N				+				The site is not located near any bad neighbour uses	N/A
8	N				+				At this stage there are no known land contamination issues affecting the site	N/A
9	Y/ N				=				The site will not safeguard any existing open space within the area, however it may allow an area of open space/woodland to the north to become more accessible	N/A

10	Y/ N	=	The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. The site may facilitate easier access to an area of woodland to the north of the site	N/A
11	Y/ N	=	The site is greenfield in nature and not identified in the Scottish Vacant and Derelict Survey	N/A
12	N	+	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is not located within an area of prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments, including ensuring space for kerbside collection/recycling	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car

21	Y/ N	=	An area to the north west side of the site included in the Call for Sites representation (10-20%) is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been excluded from the housing allocation and left as open space. A Flood Risk Assessment may also required in support of the site.
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	-	Given the size, no forms of renewable energy are proposed for the site	N/A
24	Y	+	The east west linear form of development proposed allows for south facing properties and the proposal includes a tree shelter belt along its northern extent	N/A
25	Y	++	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling. A bus route also runs within close proximity to the site.	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	N	+	The site will not affect any sites identified in the HER	N/A
31	N	+	There are no SAMs located in or adjacent to the site	N/A

32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is not within the current settlement boundary in the adopted Local Plan or allocated for uses. Effectively the settlement boundary is however being extended to the east of the site following granting of planning permission for residential development at Meadowfield – the site is therefore considered infill development to round off the settlement	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: AU3 – Meadowfield Steadings

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					<p>No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation</p> <p>No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance</p>	N/A
2	Y			=					There may be protected species	Mitigation measures as

			present on the site however this issue may have been examined as part of planning application	identified through protected species survey
3	N	=	The proposal for the site involves redevelopment of an existing steading. Impacts on the green network are therefore likely to be limited. Similarly the proposal is not likely to provide opportunities to enhance the green network.	N/A
4	Y/ N	+	The site may provide an opportunity for people to better access an area of woodland located to the north west of the site	N/A
5	N	=	Development of the site is unlikely to result in any off site improvements to the road network given access arrangements exist at present	N/A
6	N	=	Given that access arrangements exist at present and the size of the site, it is unlikely that road calming measures will be required for this particular site	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	N	=	Due to the brownfield nature of the site, there will be no adverse impact on any useable public open space however it is also unlikely that the site will create opportunity to provide additional public open space	A financial contribution towards open space may be required
10	N	+	The site will not affect any core paths identified in the Council's Core Path Plans or any other identified rights of way, existing paths or access opportunities. There are opportunities to link the path network within the site to achieve good connectivity	N/A

11	Y	++	The site has previously been used as a steading – development of the site will therefore reuse brownfield land as encouraged by national planning policy	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	++	The site is not within an area of prime agricultural land. Due to the brownfield nature of the site it is likely that minimal loss of soil will occur	N/A
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	Due to the brownfield nature of the site it is unlikely that there will be any changes in land form or level therefore issues with soil and drainage are not anticipated	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated	Strong active travel links could be encouraged to minimise reliance on

			as a result of development	car
21	N	+	The site is not within any area identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	=	There may be opportunities to utilise renewable energy at the site	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is located within reasonable proximity to the village centre to encourage walking and cycling. A bus route also runs through the village centre and is within 400m of the site	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The steading in the site is identified in the HER	Reuse of existing materials wherever possible
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued	N/A

			landscape features/ key views	
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is not within the current settlement boundary in the adopted Local Plan or allocated for uses. Effectively the settlement boundary is being extended to the east to incorporate the site following granting of planning permission.	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Avoch

Site Reference: AV1 Rosehaugh East Drive

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the green network as the site contains woodland. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of woodland to the south and north	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety – for example, widening/upgrading of Rosehaugh East may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of	N/A

			the site	
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	There is a Core Path within the Rosehaugh Estate located to the northern boundary of the site however this is not likely to be adversely impacted as a result of development. The site is not likely to impact on any other rights of way or access opportunities	Development of the site should ensure the Core Path is maintained and provide a connection where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	=	The site is outwith 400m straight line distance of the village centre	Strong active travel links to be incorporated into the site
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/safe routes to school to encourage	N/A

			modal shift	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site may impact on a site identified in the Inventory of Gardens and Designed Landscapes located to the west of the site	Consultation with the relevant organisation to ensure no adverse impact on the site/ appropriate buffer or setback
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations however it is considered that there is potential for high landscape and visual impacts as a result of development of the site	Development of the site would need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may	Restricted use of street lighting

			contribute to light pollution	
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Site Reference: AV2 Memorial Field

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation.	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone	N/A

			principles, as part of development of the site	
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity of a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	The site within 400m straight line distance of the village centre/community facilities including school	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the	N/A

			site/provision of additional bus stops/ safe routes to school to encourage modal shift	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AV3 West of the Old Manse

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation.	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close	N/A

			proximity to the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or	N/A

			level – SUDS will be required to deal with any soil or drainage issues	
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	The site within 400m straight line distance of the village centre/community facilities including school	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A

28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site may impact will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations however there may be some landscape/visual impact given its visibility from the A832	Landscape and Visual Impact Assessment may be required to assess any potential impact
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary and is not allocated for any use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: AV4 Muiralehouse Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			-					The site is not within or likely to affect any natural heritage designation or area identified for its importance to	N/A

			nature conservation.	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield in nature. However given the nature of the proposed use it is likely to provide significant open space.	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	N	=	Given the nature of the proposal it is unlikely to deliver road safety improvements	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	The site will result in some loss of greenfield land however given the nature of the proposed use it will provide significant open space.	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A

11	Y	=	The site is greenfield in nature and prime agricultural land	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is unlikely to result in loss of soil classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling.	N/A
17	N	+	Development should not result in significant change to the landform. SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made if needed	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located close to a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A

22	N	=	The site is not affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site has a principal south facing aspect but is relatively exposed to prevailing winds.	Possibly plant trees to provide shelter and containment
25	N	=	The site just out with 400m straight line distance of the village centre/community facilities including school.	Strong active travel links to encourage walking/cycling to the village centre
26	N	=	Given the nature of the proposal it is unlikely to provide financial contribution.	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site may impact will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	-	The site is not located within any landscape designations however there is some landscape/visual impact given its visibility from the A832 and prominent position close to skyline.	Landscape and Visual Impact Assessment could but is unlikely to be required to assess any potential impact (given the proposed use). There is a need to minimise/avoid loss of existing trees and possibly seek new planting (new tree planting to continue

				existing tree line on the southern boundary could enhance containment).
33	Y	-	Development of the site may change the landform. The impact of this will depend on the detailed proposals.	Minimise changes to landform.
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary and is not allocated for any use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is unlikely that development of the site will include much in the way of lighting	Restrict use of lighting and seek low downward emissions.

Site Reference: AV5 Muiralehouse Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation.	N/A
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield in nature. Given the nature of the proposed use it is unlikely to provide significant open space.	N/A

4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in some loss of usable open space given the site is greenfield in nature. Given the nature of the proposed use it is unlikely to provide significant open space.	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	Y	=	The site is greenfield in nature and prime agricultural land	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of	N/A

			any crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development should not result in significant change to the landform. SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site has a principal south facing aspect but is relatively exposed to prevailing winds	Design of buildings to take account of solar orientation, and plant trees to provide shelter
25	N	=	The site just out with 400m straight line distance of the village centre/community facilities including school.	Strong active travel links to encourage walking/cycling to the village centre

26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site may impact will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	--	The site is not located within any landscape designations however there may be some landscape/visual impact given its visibility from the A832 and lack of containment.	Landscape and Visual Impact Assessment may be required to assess any potential impact. There is a need to minimise/avoid loss of existing trees and seek new planting (possibly seek tree planting on the western boundary and to strengthen southern boundary and this could help provide some containment). A landscape and planting framework could be sought to address issues.
33	Y	-	Development of the site will change the landform to a developed urban form. The impact of this will depend on the detailed site layout and scale and finish of the buildings.	Careful design, with appropriate consideration to establish a suitable scale/ finish of buildings. Minimise changes to

				landform.
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary and is not allocated for any use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting and seek low downward emissions.

Site Reference: AV6 Harbour

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y/ N				??				The site has connectivity with the Moray Firth SAC	Consultation with the relevant organisations may be required to ensure no adverse impact on the SAC
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the current green network of the area	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments given its proximity to the harbour/shore area	N/A
5	Y			=					The site may involve an element of off site road improvements which may	N/A

			contribute to road safety	
6	Y	+	There is scope to incorporate road safety measures as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will not result in any loss of usable open space	N/A
10	N	=	The site will not impact on any Core Path, Rights of Way or other access opportunities	N/A
11	N/ Y	=	The site comprises the existing harbour area	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in any changes to land form or level	N/A

18	N	=	The site is located adjacent to the sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	Y	-	The site is identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk map	Uses of proposed for the site including intensification of harbour/marine related uses – a flood risk assessment may be required
22	N	=	Given the site's location it is likely that the site may be at risk of coastal erosion	As above
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site has a principal south facing aspect however is unlikely to be sheltered from the prevailing wind	Design of buildings to take account of solar orientation
25	N	=	The site is within 400m straight line distance of the village centre	
26	Y	+	The site may provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is located within the Avoch Conservation Area	Consultation with the relevant Council departments to ensure any intensification of the land use does not adversely impact on the Conservation Area
28	N	=	There are 4 Listed Buildings within/on the boundary of the site	
29	Y	=	The site will not impact on any site listed within the Inventory of Gardens	N/A

			and Designed Landscapes	
30	N	=	There are a number of HER sites located within/along the northern boundary of the site	Consultation with the relevant Council departments to ensure any intensification of the land use does not adversely impact on the any HER sites/appropriate setbacks or buffers may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	=	The site is not located within any landscape designations however it is considered that there may be some limited potential for landscape or visual impacts depending on future uses	N/A
33	Y/ N	=	Development of the site is not likely to result in any significant impact to the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for special uses (more intensive use of the harbour for marine related purposes) in the Ross and Cromarty East Local Plan	N/A
36	N	=	Development of the site is unlikely to require additional street lighting	N/A

Site Reference: AV7 South of Ormonde Terrace

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+	+	=	-	-	??	+/-		

1	N	-	The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site is within close proximity to the Moray Firth SAC however no negative impact is anticipated	Due consideration of the site through the HRA
2	Y/ N	=	There may be protected species in the area	Possible survey and mitigation measures
3	Y	=	It is unlikely that the site will impact on the existing green network of the area.	N/A
4	N	=	The site is unlikely provide an opportunity for people to come into contact with nature/natural environments	N/A
5	N	=	It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y	+	There is scope to incorporate road safety measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	The site will result in some loss of usable open space given the site is greenfield in nature and given the nature of the proposed use is unlikely to deliver public open space.	N/A
10	Y	-	There is a Core Paths that runs through the site	The core path route through the site needs to be retained
11	N/ Y	=	The site is greenfield in nature and is arable land (albeit not prime arable land)	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological	N/A

			Conservation Review site or Local Geodiversity site	
13	Y	=	It is likely that the site will result in loss of arable soil	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for some changes to land form or level – SUDS will be required to deal with any soil or drainage issues	Minimise changes to landform
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	A small part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	The site may require a FRA
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A

24	Y	+	The site is quite exposed to the prevailing wind as a result of surrounding trees and has a principal south easterly facing aspect	Design of buildings to take account of solar orientation, and possibly some shelter planting
25	N	-	The site is outwith 400m of community facilities	N/A
26	Y	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. There may be some landscape/impact as the site is sloping and not particularly contained to south	Possibly some shelter planting to south
33	Y	-	Development of the site will change the landform. The impact of this will depend on the detailed site layout and any landscaping/planting.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site lies outwith the settlement boundary for Avoch in the Ross and Cromarty East Local Plan.	N/A
36	Y/	-	It is likely that development of the site will include street lighting in the	Restricted use of street lighting and low

	N		interests of safety which may contribute to light pollution	downward emissions.
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Beauly
Site Reference: BE1 Beauly East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies approximately 400m west of the Inner Moray Firth Ramsar and Special Protection Area and Beauly Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary	N/A

			Guidance	
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	A historically straightened minor water course traverses the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, a small watercourse forms the southern boundary of the site. The site has very flat topography where drainage is historically an issue.	Careful consideration of drainage needed due to a flat site at bottom of hill and development downstream where drainage has been an issue in the past. Drainage Impact Assessment may be required.

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However development of this site is likely to result in landscape and visual impacts, including contrast with landscape pattern and distinction of Beaully settlement.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Beaully settlement boundary in the Inverness	N/A

			Local Plan and is allocated for housing	
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE2 – Curling Pond / Cnoc na Rath Field

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies approximately 600m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaully Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	Y				-				The western boundary of the site is formed by the Dingwall to Inverness Railway	Noise Assessment may be required to identify any necessary mitigation measures
8	N			=					There are no known contaminated land issues affecting the site	N/A

9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path traverses the southern boundary of the site	Provide connection to core path where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened minor water courses lie within and close to the boundaries of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map,	Flood Risk Assessment and Drainage Impact Assessment required,

			the Bridgend Burn forms the southern boundary of the site and there are a number of other small watercourses on other boundaries and through the site. The site has very flat topography where drainage is historically an issue.	outcome may limit the scale and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is likely to be sheltered from prevailing south west winds by a mature tree to the south west boundary. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 300m from the village centre and from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However a development of this scale is likely to have high landscape and visual impacts, contrasting to landscape character, including setting of Beauty. Key views from crofting area to north and from railway. Treed avenues at	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required. Retention of mature trees where possible.

			the sites boundary are valued landscape features which should be retained	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Beaulieu settlement boundary in the Inverness Local Plan and but is designated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE3 – North East of Police Station

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies approximately 400m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaulieu Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular	N/A

			movement for creating a safer environment for both.	
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	A historically straightened minor water course traverses the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the	N/A

			development itself or through emissions from additional traffic on roads causing congestions	
21	N	=	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, a small watercourse forms the southern boundary of the site. The site has very flat topography where drainage is historically an issue.	Careful consideration of drainage needed due to a flat site at bottom of hill and development downstream where drainage has been an issue in the past. Drainage Impact Assessment may be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A

32	Y	=	The site will not affect any landscape designations. However development of this site is likely to result in landscape and visual impacts, including contrast with landscape pattern and distinction of Beaulieu settlement.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Beaulieu settlement boundary in the Inverness Local Plan and is allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE4 South of Rail Line

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies approximately 130m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaulieu Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			=					Dependant upon the proposed nature of the use there may be scope for road safety measures as part of the	N/A

			development of the site	
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are unlikely to be contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	The River Beauly lies close to the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, however parts of the site lie adjacent	Flood Risk Assessment may be required

			to areas at risk of coastal and fluvial flooding	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 800m from the village centre and adjacent to bus stops from which local services operate and adjacent to the rail station	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Beaulieu railway station is a locally important archaeological sites identified on the Historic Environment Record that lies within the site	Consultation with relevant internal Council department
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations and is unlikely to affect any key views as there are limited views into and out of the site	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N/ N	-/-	The site is outwith the Beaulieu settlement boundary in the Inverness	N/A

			Local Plan	
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE5 - Wellhouse

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies approximately 300m north west of the Inner Moray Firth Ramsar and Special Protection Area and Beaulay Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	Y	-	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site may affect the present green network of the area as it is a greenfield site incorporating mature trees protected by a tree preservation order on its eastern boundary.	Retain mature trees, incorporation of open space within the development
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland, open countryside and the Beaulay Firth.	N/A
5	Y	=	The site may require off site road improvements that will contribute to road safety.	N/A
6	Y	=	Dependant upon the proposed nature of the use there may be scope for road safety measures as part of the development of the site.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. There may be opportunities for additional public open space to be provided as part of the development.	N/A
10	N	=	The site will not affect any core paths or rights of way	Provide connections to existing path network where possible
11	N/	-	The site is greenfield in nature	N/A

	Y			
12	Y	-	The site forms part of the Barnyards GCR site	Due consideration of the GCR site in detailed design for the development.
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses, lochs or sea within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from	Siting and design to ensure appropriate

			prevailing winds. The site has a principal southern facing aspect	solar orientation
25	Y	=	The site lies approximately 300m from the village centre and 400m bus stops from which local services operate	N/A
26	N	=	Given the proximity of existing bus stops it is unlikely there will be an opportunity for financial contributions towards encouraging more sustainable travel patterns	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Council's Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site does not lie within any landscape designations. Development of the site will effect views of Beaully when approaching from the north. The site may affect trees protected by a tree preservation order that run parallel to the eastern boundary of the site.	Landscape and visual impact assessment may be required; retention and set back from trees protected by tree preservation order
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Beaully settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE6 – Former House of Beaully

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies approximately 250m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaully	Habitats Regulation Appraisal required to assess any impacts on

			Firth Site of Special Scientific Interest	these designations
2	N	-	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	=	The site will not affect the present green network of the area as it is a brownfield site where reuse of the existing building is supported	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland, open countryside and the Beaully Firth	N/A
5	N	=	As the site is already development it is unlikely off site road improvements that will contribute to road safety would be required	N/A
6	N	=	As the site is already development it is unlikely road safety measures will be required as part of the development of the site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	N	=	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	Y	+	The site is brownfield and currently occupied by a vacant building	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	Reuse of the site is unlikely to result in a loss of soil due and as the site is already developed the will be no loss of prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses, lochs or sea within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 700m from the village centre; is adjacent to bus stops from which local services operate and is approximately 200m from Beaully train station	N/A
26	N	=	Given the proximity of existing bus stops and Beaully train station it is unlikely there will be an opportunity for financial contributions towards encouraging more sustainable travel patterns	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A

29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Council's Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site does not lie within any landscape designations and as the site is already developed is unlikely to result in the removal of valued landscape features or negatively affect any key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Beaulieu settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	N	=	Street lighting is already provided on the site	N/A

Site Reference: BE7 – Fraser Street

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies adjacent to the Inner Moray Firth Ramsar and Special Protection Area and Beaulieu Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site is likely to affect the present green network as the site is greenfield in nature. However compensatory provision is required elsewhere in the settlement.	N/A
4	Y			=					The site may provide opportunities for people to come into contact with nature/natural environments as it is located in a rural settlement.	N/A

5	Y	+	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	=	Dependent upon the proposed nature of the use there may be scope for road safety measures as part of the development of the site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	=	Development of the site will not affect any publicly accessible open space identified in the Highland Open Space Audit.	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	No expected impact on any specific watercourse or the wider water environment.	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through	N/A

			emissions from additional traffic on roads causing congestions	
21	N	=	No flood risk areas within or adjoining the site.	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively sheltered. The site has a principal south facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 250m from the village centre and 300m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However development of this site is likely to result in landscape and visual impacts, including contrast with landscape pattern and distinction of Beaulieu settlement.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y/ N	+/-	The site is within the Beaulieu settlement boundary in the Inverness Local Plan but does not benefit from a development allocation	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: BE8 – Primary School and Playing Fields

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site lies approximately 250m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaulieu Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is partly greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				The development will incorporate on-site traffic calming measures.	N/A
7	N			=					The site is unlikely to be affected by any bad neighbour uses	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			=					Should the Council decide to build a new primary school within the school playing fields or to extend the existing	There may be the opportunity the quality of the remaining open

			school on parts of the playing fields then this would result in a reduction of an area of open space.	space to be improved or for the lost open space to be provided elsewhere within the settlement.
10	Y	=	A core path lies to the north of the site	N/A
11	N/ Y	=	The site is a combination of greenfield and brownfield land	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	No water courses lie within or close to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map. However there are known to be flooding and drainage issues within the wider area	Flood Risk Assessment and Drainage Impact Assessment required, outcome may limit the scale and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable	N/A

			source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site is likely to be sheltered from prevailing south west winds by a mature tree to the south west boundary. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 300m from the village centre and from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations.	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Beaulieu settlement boundary in the Inverness Local Plan and is allocated for a combination of community and special uses	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Cawdor

Site Reference: CD1 – Old School Playground

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation, however the southern boundary is located on the edge of Cawdor Woods SSSI/SAC/Long Established Woodland	Adequate setback from LEW may be required/ consultation with the relevant organisations including SNH
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y			=					It is unlikely that the site will affect the existing green network, given the size of the site. Given the built up nature of the area around the site it is unlikely that green networks will be enabled/created	N/A
4	Y				+				The site is within close proximity to Cawdor Woods which may provide some opportunity for people to come into contact with its natural environment	N/A
5	N			=					It is unlikely that the site will involve any off road improvements given that an existing access arrangement exists at present	N/A
6	Y					++			There is scope to incorporate road safety measures, particularly home zone principles, throughout the development	N/A
7	N			=					There are no bad neighbour uses	N/A

			nearby	
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site.	N/A
11	N/ Y	-	The site is greenfield in nature	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some prime agricultural land	Development of the site should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including	N/A

			ensuring enough space for kerbside collection	
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	=	There are no watercourses, lochs, or sea within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	++	There may be scope to include forms of renewable energy as part of the wider village expansion	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of the wider community expansion development of the site which will work towards ensuring this is self sustaining settlement	N/A
26	Y	+	The site may provide an opportunity to provide a financial contribution to encouraging sustainable travel patterns as part of the wider village	N/A

			expansion	
27	Y	=	The site is within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	N	=	There are no Listed Buildings within the site itself although the setting of a C Listed Building adjacent to the site may be affected	Consultation with relevant Council departments/ external organisations to ensure adverse effects can be mitigated
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	N	=	The site will not affect any listings in the HER	N/A
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the adopted Local Plan boundary and is allocated for housing use	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is	N/A

			not anticipated to be significant	
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Site Reference: CD2 – Opposite Old School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation, however it is located within close proximity to Cawdor Woods SSSI/SAC/Long Established Woodland	Adequate setback from LEW may be required/consultation with the relevant organisations including SNH
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y			=					It is unlikely that the site will affect the existing green network, given the size of the site. Given the built up nature of the area around the site it is unlikely that green networks will be enabled/created	N/A
4	Y				+				The site is within close proximity to Cawdor Woods which may provide some opportunity for people to come into contact with its natural environment	N/A

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5	N			=					It is unlikely that the site will involve any off road improvements given that an existing access arrangement exists at present	N/A
6	Y				++				There is scope to incorporate road	N/A

			safety measures, particularly home zone principles, throughout the development	
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site.	N/A
11	N/ Y	-	The site is greenfield in nature	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some prime agricultural land	Development of the site should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A

16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	=	There are no watercourses, lochs, or sea within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	++	There may be scope to include forms of renewable energy as part of the wider village expansion	N/A

24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of the wider community expansion development of the site which will work towards ensuring this is self sustaining	N/A

			settlement	
26	Y	+	The site may provide an opportunity to provide a financial contribution to encouraging sustainable travel patterns as part of the wider village expansion	N/A
27	Y	=	The site is within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	N	=	There are no Listed Buildings within the site itself although the setting of a C Listed Building adjacent to the site may be affected	Consultation with relevant Council departments/ external organisations to ensure adverse effects can be mitigated
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	N	=	The site will not affect any listings in the HER	N/A

31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A

35	Y	+	The site is located within the adopted Local Plan boundary and is allocated for housing use	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: CD3-CD10 – Cawdor Expansion

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within any natural heritage designation or area identified for its importance to nature conservation, however it has connectivity with Cawdor Woods SAC. The site may affect features identified as being of nature conservation importance including an area of Long Established Woodland to the south	Adequate setback from LEW may be required/ consultation with the relevant organisations including SNH. Due consideration through the HRA and provision of an Access Recreation Management Plan.
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y			+					Given the size of the proposal it is likely that the existing green network may be affected by development. However the plan aims to limit any negative impact by retaining as much natural environment as possible as open space	Retention of existing woodland wherever possible/additional planting
4	Y			+					The site is adjacent to Cawdor Woods located on its southern boundary. It is anticipated that the site will provide opportunities for people to come into contact with its natural environment	N/A

5	Y	++	It is likely that the development of the site will involve significant off site road improvements including calming of the B9090 allowing safer crossings	N/A
6	Y	++	There is scope to incorporate road safety measures, particularly home zone principles, throughout the development	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	??	This area includes 2 potential source Polygons including Cornmill (NA-MS-107) at NGR 284722:850398 and a Smithy (NA-FER-1010) at NGR 2846266:850123	Land Contamination Study may be required to identify any possible contamination
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site. Given the size of the site it will be important to ensure additional paths are created to ensure good connectivity particularly as the site will develop both sides of the busy B9090	N/A
11	N/ Y	-	The site is greenfield in nature and includes land currently used for agricultural purposes	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/	-	The site will result in the loss of some	Development of the site should ensure that

	Y		prime agricultural land	any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	Y	=	The Cawdor Burn runs close to the site (and is included as part of the representation submitted as part of the Call for Sites)	The area to either side of the burn has been designated as open space and should not be developed
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	Y	=	As noted the Cawdor Burn is located within the site and the area to either side of it is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been designated as open space
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the	N/A

			coast	
23	Y	++	Given the size of the site there is scope to include forms of renewable energy	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of development of the site which will work towards ensuring this is self sustaining settlement	N/A
26	Y	+	The site provides an opportunity to provide a financial contribution to encouraging sustainable travel patterns	N/A
27	Y	=	The site is partially within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	Y	=	B and C Listed Buildings are located throughout the site and may be affected	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
29	N/ Y	-	The site will not impact on any entry within the Inventory of Gardens and	Suitable buffers may be required to minimise

			Designed Landscapes.	adverse impact
30	Y	=	There are buildings in the HER throughout the site which may be affected by development of the site	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is understood that landscaping proposals are already in place as part of the original outline planning consent	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located outwith the adopted Local Plan boundary however is included within the Highland wide LDP – likely to be adopted Spring 2012	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: CD11 – Old Smithy

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site includes some woodland..	Due consideration as to the impact on woodland,
2	N	=	The site is unlikely to have any impact on any priority species or habitats or any other important species for the	Retention of woodland with appropriate setback where

			natural heritage given it is already built up/developed – there may be some impact however, given the site contains some woodland the east of the site.	required. Protected species survey and implementation of identified mitigation.
3	Y	-	There may be some impact on the green network given the site contains an area of woodland to the eastern section	Retention of woodland/ additional planting if required
4	Y	=	The site is within close proximity to/contains an area of woodland. This may provide an opportunity for people to contact with nature/natural environments however given the nature of the allocation (i.e. predominantly business) it is unlikely that such opportunities will be significant	N/A
5	Y	+	Some off site road improvements may be required in the interests of road safety as the existing access is taken from a 60mph single track road. These may be delivered as part of the wider masterplan for Cawdor.	N/A
6	Y	=	There is scope to implement road safety measures as part of the development – for example traffic calming measures if required	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8				
9	N	=	The site is partially built up and contains no useable open space. Given the nature of the allocation there is unlikely to be any significant opportunities for creation of additional useable open space at this allocation.	N/A
10	N	=	No core paths, rights of way or other access opportunities will be adversely affected as a result of the allocation. Access to the site is predominantly vehicular in nature – opportunities for creation of paths to facilitate wider accessibility may be required	N/A
11	Y	+/-	The site is already partially in use as 3 commercial units – the allocation seeks extension of this allocation. The allocation may also help to promote business use in this location thereby reducing the demand for greenfield sites.	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation	N/A

			Review Site or Local Geodiversity Site (or other site with geodiversity value)	
13	N	=	The site is already partially developed and will not result in any loss of good quality soil. The site is not located on land identified as Prime Quality Agricultural Land	N/A
14	N	=	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	=	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	Y	=	The site is within close proximity to the Cawdor Burn however no culverting, diversion or channelling will be required as a result of the allocation	N/A
19	Y	+	The site is already partially developed; it is assumed there are no issues in terms of connection to the public water and sewerage systems	N/A
20	Y	-	As with all allocations of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	Y	=	As noted the Cawdor Burn is located within the site and the area to either side of it is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Area at risk of flooding to be excluded from development
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	=	Given the size of the site there is unlikely to be significant scope for any form of renewable energy development	N/A
24	Y	+	The site is sheltered from the prevailing wind given the surrounding woodland.	N/A

25	Y	+	The allocation will provide additional business opportunities within close proximity to residential areas, reducing the need to travel	Opportunities to create better active travel linkages
26	N	=	The site is unlikely to provide an opportunity for a financial contribution to encouraging sustainable travel patterns	N/A
27	Y	=	The site is partially within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	N	=	There are no Listed Buildings or setting areas of Listed Buildings within the site	N/A
29	Y	=	The northern section of the site is within the Cawdor Castle Designed Landscape however this section of the site has already been developed and is in use. No adverse impact on the setting of this designation is anticipated	N/a
30	N	=	The site does not contain any features in the HER	N/A
31	N	=	There are no SAM within or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. The site is already partially developed and is unlikely to impact on the landscape character if further developed.	N/A
33	N	=	The site is already partially developed – no significant impact on local landform is anticipated should further development occur	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the settlement boundary and is allocated for mixed use development as part of a wider allocation in the Highland-wide Local Development Plan	N/A
36	N	=	There is not likely to be a need for significant street lighting in this location and given the nature of the	N/A

		allocation	
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Conon Bridge

Site Reference: CB1 Schoolhouse Belt

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				-				The site is unlikely to affect any natural heritage or area identified for importance to nature conservation. The site is within an area of woodland classed by SNH as Long Established Woodland	Compensatory planning may be required
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may affect the green network as the site consists of woodland. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located next to other areas of open space located to the north and south of the site	N/A
5	N			=					It is unlikely that some off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone	N/A

			principles, as part of development of the site	
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is woodland however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	The site contains a Core Path located to the north of the site	Development of the site should the core path is maintained and incorporated as part of the development
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New	N/A

			Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is outwith 400m straight line distance of the village centre/community facilities including primary school.	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the	N/A

			site/provision of additional bus stops/ safe routes to school to encourage modal shift	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	++	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan. The site also has a planning permission	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CB2 Braes of Conon

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or any other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development (this is likely to have been addressed as part of the planning application process)
3	Y				+				Development of the site may have some impact on the existing green network of the area as it is currently greenfield in nature. However development may provide an opportunity to create additional green space which may facilitate easier movement of species	N/A
4	N			=					The site is not likely to provide significant opportunities for people to come into contact with nature/natural environments	N/A
5	N				+				Given the size of the site, some off site road improvements may be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as traffic calming measures, as part of	N/A

			development of the site	
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in the loss of some usable open space however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any Core Path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield (agricultural) in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	Development of the site will result in a loss of soil which is classed as Prime Agricultural Land	Re-use of excavated soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site will be sheltered from the prevailing wind by a landscaping belt within the site	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m straight line distance of the village centre/community facilities. The site will also provide new community/commercial facilities	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops to encourage modal shift	N/A

27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout.	Development should be in keeping with the established pattern of development to the south of the site
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is partially within the current settlement boundary and is allocated for in the Ross and Cromarty East Local Plan. The site has a planning permission for 200 houses	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CB3 Former Fish Processing Site

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+								

1	Y	-	The site lies in close proximity to the Conon Islands Special Area of Conservation, located to the north east of the site	Development should ensure no adverse impact on the setting of the SAC – appropriate buffer or setback from development may be required
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	+	Development of the site is unlikely to affect the existing green network of the area as it is currently brownfield in nature. Development may provide an opportunity to create additional green space which may facilitate easier movement of species	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to the River Conon/ Conon Islands Special Area of Conservation	N/A
5	N	+	Some off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site however further investigation may be	N/A

			necessary given that this is a brownfield site	
9	Y	=	The site will not result in loss of any usable open space. Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A Core Path identified in the Council's Core Path Plan is located along the north to east boundary of the site (Riverside to Old Fish Factory track)	Development should maintain and incorporate this Core Path
11	N/ Y	+	The site is brownfield in nature (former depot). Development would therefore allow the site to be brought back into productive use as encouraged by national planning policy	Site investigations to identify any remediation required if necessary
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is unlikely that the site will result in a significant loss of any soil	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal	N/A

			with any soil or drainage issues	
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage. The site itself will also provide new community/commercial facilities	N/A
21	N	-	The site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Development of the site may need to be supported by a Flood Risk Assessment which may determine the nature of the uses appropriate for the site
22	Y	-	The site is identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk map	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m straight line distance of the village centre/community facilities. The site will also provide new community/commercial facilities	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops	N/A

			to encourage modal shift	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout, however it is in keeping with the surrounding pattern of development	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CB4 Braes of Conon

No	Y/	Will the impact be...	Justification	Mitigation Measures
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	N	+ +	+	=	-	- -	??	+/-			
1	Y			=						The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or any other important habitat for the natural heritage	N/A
2	Y/ N			=						There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development (this is likely to have been addressed as part of the planning application process)
3	Y				+					Development of the site may have some impact on the existing green network of the area as it is currently greenfield in nature. However development may provide an opportunity to create additional green space which may facilitate easier movement of species	N/A
4	N			=						The site is not likely to provide significant opportunities for people to come into contact with nature/natural environments	N/A
5	N				+					Given the size of the site, some off site road improvements may be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+					There is scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N			=						There are no bad neighbour or physical constraints in or within close	N/A

			proximity to the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in the loss of some usable open space however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any Core Path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield (agricultural) in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	Development of the site will result in a loss of soil which is classed as Prime Agricultural Land	Re-use of excavated soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site will be sheltered from the prevailing wind by a landscaping belt within the site	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m straight line distance of the village centre/community facilities. The site will also provide new community/commercial facilities	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A

29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout.	Development should be in keeping with the established pattern of development to the south of the site
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is partially within the current settlement boundary and is allocated for in the Ross and Cromarty East Local Plan. The site has a planning permission for 200 houses	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CB5 Riverford

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage or area identified for importance to nature conservation. The site borders an area identified as Long Established Woodland however	

			no negative impact is anticipated	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site contains some woodland. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located next to areas of woodland located to the south and east of the site	N/A
5	N	+	Some off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles or other traffic calming measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space however development of the site would be expected to incorporate areas of open	N/A

			space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any Core Path, Rights of Way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil, the majority of the site is classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is outwith 400m straight line distance of the village centre/community facilities including primary school.	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	There is one HER site located to the	Consultation with the

			north of the site (Riverford)	relevant Council department to ensure development of the site does not negatively impact on the HER/appropriate setback or buffer may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CB6 Drouthy Duck

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site lies in close proximity to the Conon Islands Special Area of Conservation, located to the north east of the site. However the continued use of the site should not	N/A

			raise any new impacts.	
2	Y/ N	=	There may be protected species in the area	N/A
3	N	+	Development of the site is unlikely to affect the existing green network of the area as it is a developed site.	N/A
4	N	=	The site is unlikely to provide an opportunity for people to come into contact with nature/natural environments.	N/A
5	N	=	Off site road improvements are unlikely to be required	N/A
6	N	=	Given the existing development here there is unlikely to be scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will not result in loss of any usable open space.	N/A
10	Y	=	A Core Path identified in the Council's Core Path Plan is located along the north to east boundary of the site (Riverside to Old Fish Factory track)	N/A
11	N	=	The Droughy Duck is currently still in use	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is unlikely that the site will result in a significant loss of any soil	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development is unlikely to require changes to landform. SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage. The site itself will also provide new community/commercial facilities	N/A
21	N	-	The site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. However existing use sought for retention.	N/A
22	Y	-	The site is identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk map	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	N	-	Quite exposed and principal aspect poor	N/A

25	Y	++	The site is within 400m straight line distance of the village centre/community facilities. The site will also provide new community/commercial facilities	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site contains Droughy Duck C listed building and is opposite B listed hotel.	Sensitive refurbishment of the Listed Building.
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	N	=	The continued use of the site will not impact on landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	N	=	It is unlikely that continued use of the site will require additional street	N/A

			lighting	
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Contin

Site Reference: CT1 Woodland Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y			=					Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad	N/A

			neighbourhood uses near the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path traverses the site	Retain and incorporate path into site layout
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however only a small part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	=	A water course lies to the north of the site	Allow space for development and restoration of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	Surrounding mature woodland may shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of Contin village centre. There are bus stops within 200m straight line distance from the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A

28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is enclosed by a belt of mature trees to the north and there are a number of mature trees on the site which are valued landscape features	Existing woodland at the site should be safeguarded by means of a suitable set back
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CT2 Contin Mains

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A

2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A

10	Y	=	A core paths runs adjacent to the northern boundary of the site	Provide connection to existing core path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A small watercourse that appears to have been historically straightened runs adjacent to the eastern boundary of the site	Allow space for development and restoration of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A

21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	Surrounding mature woodland and built development may shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of Contin village centre. There are bus stops within 400m straight line distance from the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument and/or its setting	N/A

32	N	=	The site is not located within any landscape designations. The site is enclosed a belt of mature trees to the east which is a valued landscape feature	Existing woodland at the site should be safeguarded
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CT3 Central Contin

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with	N/A

			the Council's Open Space in New Residential Development Supplementary Guidance.	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Connect site to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however only a small part of the	Re-use of soil within the site or elsewhere

			site is prime agricultural land	locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A water course lies adjacent to the western boundary of the site	Allow space for development and restoration of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	Y	-	The entire site is identified as being at risk of fluvial flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment will be required, outcome likely to affect the acceptable design and layout of the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide	N/A

			Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	Surrounding built development and mature woodland may shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is adjacent to Contin village shop and there are bus stops within 100m straight line distance from the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect nay locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is enclosed a belt of mature trees to the north and there are a number of mature trees on the site which are valued landscape features	Existing woodland at the site should be safeguarded by means of a suitable set back
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Cromarty

Site Reference: CM1 Sandilands

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments given it is located next to areas of open space to the south and within close proximity to the Cromarty Firth	N/A
5	Y			+					The site may involve some off site road improvements which may contribute to improved road safety	N/A
6	Y			+					There is scope to include traffic calming measures, such as	N/A

			homezone principles within the development	
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N/ Y	=	There is a core path identified in the Council's Core Path Plan located to the south of the site (Chapel Brae/Stroopie Road)	Development of the site is unlikely to have any adverse impact on this core path however could ensure connectivity
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	Y	+	There may be scope to include some form of renewable energy within the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	N/A
25	Y	+	The site is within 400m straight line distance of the village centre/community facilities. The site itself will also provide additional community facilities within close proximity to residential areas	N/A
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	Y	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the

				existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	Y	=	There are a number of Listed Buildings located around the site within the village centre	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are a number of sites/buildings identified in the HER located around the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within an Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan a mixed use development and is within the	N/A

			settlement boundary	
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: CM2 Townlands Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have an impact on the existing green network of the area as it is currently undeveloped however proposals for the site comprise a development of allotments which may provide opportunity to create greenspace to allow for easier movement of species	N/A
4	Y					+			The site provides opportunity for people to come into contact with nature/natural environments given its location within close proximity to areas of green space located to the south of the site	N/A
5	N			=					Given the size of the site and the nature of the proposed uses it is unlikely that the site will require any off site road	N/A

6	N	=	Given the nature of the allocation and location of the site it is unlikely that any road safety measures will be required	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site will not result in the loss of any usable open space. Given the nature of the allocation additional open space will be created	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	+	Given the nature of the proposed allocation, it is unlikely that there will loss of any soil. The site may include allotment use which may benefit from the fact the site is partially classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	N/A

			collection/recycling (if applicable to eventual uses within the site)	
17	N	+	Development of the site is unlikely to require any alterations to land form or levels	N/A
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	N	=	It is unlikely that the site will provide opportunity for any form of renewable energy	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	N/A
25	Y	+	The site is within 400m straight line distance of the village centre/community facilities	N/A
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A

28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and no landscape/visual impact is anticipated	N/A
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan for community uses and is within the settlement boundary	N/A
36	N	=	It is unlikely that development of the site will require any street lightening over and above what exists at present	N/A

Croy
Site Reference: CR1 – East of B9006

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				-				The site has connectivity to Loch Flemington SPA	Due consideration of connectivity through HRA
2	Y			=					There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/ N				+				There may be opportunities to create additional wildlife linkages/networks through planting of additional trees and connection to an area of open space to east	N/A
4	Y				+				There may be an opportunity to allow people to come into contact with a natural environment by connecting the site with an area of open space to the east	N/A
5	Y				+				It is likely that off site road improvements may occur through development of the site	N/A
6	Y				+				There is scope to incorporate road safety measures such as home zone principles within the site	N/A
7	N				+				There are no bad neighbour uses nearby	N/A
8	N				+				At this stage there are no known land contamination issues affecting the site	N/A
9	Y/ N				=				The site will not safeguard any existing open space within the area, however it may allow an area of open space to the west to become more accessible	N/A
10	Y/ N				=				The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. The site may facilitate easier access to an area of open space to the east	N/A
11	Y/ N				=				The site is greenfield in nature and not identified in the Scottish Vacant and Derelict Survey	N/A
12	N				+				The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A

13	N	=	The site is not located within an area of prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments, including ensuring space for kerbside collection/recycling	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	+	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	+	Given the size of the site there is capability to include some form of renewable energy	N/A
24	Y	+	The site has a principle south facing aspect allowing it to benefit from solar gain	N/A
25	Y	++	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling. A bus route also runs within close proximity to the site.	N/A
26	Y	+	There is potential for a contribution to encourage sustainable travel patterns to be secured. This could include provision of additional bus stops/extension of bus routes	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry	N/A

			within the Inventory of Gardens and Designed Landscapes	
30	N	+	The site will not affect any sites identified in the HER	N/A
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is within the current settlement boundary within the adopted Local Plan and is allocated for housing use	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: CR2 – West of Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				-				The site has connectivity to Loch Flemington SPA	
2	Y			=					There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/ N				+				There may be opportunities to create additional wildlife linkages/networks through planting of additional trees and connection to an area of woodland to the west and south	N/A
4	Y				+				There may be an opportunity to allow people to come into contact with a natural environment by connecting the site with an area woodland to the west and south	N/A
5	Y				+				It is likely that off site road improvements may occur through development of the site. Development may also include a distributor road within the site which would contribute to road safety	N/A
6	Y				+				There is scope to incorporate road safety measures such as home zone	N/A

			principles within the site	
7	N	+	There are no bad neighbour uses nearby	N/A
8	N	+	At this stage there are no known land contamination issues affecting the site	N/A
9	Y/ N	=	The site will not safeguard any existing open space within the area, however it may allow an area of open space to the west and south	N/A
10	Y/ N	=	The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. It is likely that the development would create additional paths to allow connectivity given its size	N/A
11	Y/ N	=	The site is greenfield in nature and not identified in the Scottish Vacant and Derelict Survey	N/A
12	N	+	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is not located within an area of prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments, including ensuring space for kerbside collection/recycling	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	+	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes given its proximity from the coast	
23	Y	+	Given the size of the site there is capability to include some form of renewable energy	N/A
24	Y	+	The site has a principle south facing aspect allowing it to benefit from solar gain	N/A
25	Y	++	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling. A bus route also runs within close proximity to the site. New community facilities are also proposed for the site, including possible relocation of the village shop	N/A
26	Y	+	There is potential for a contribution to encourage sustainable travel patterns to be secured. This could include provision of additional bus stops/extension of bus routes	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	N	+	The site will not affect any sites identified in the HER	N/A
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is within the current settlement boundary within the adopted Local Plan and is safeguarded for the long term expansion of Croy	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Culbokie

Site Reference: CU1 & CU2 – South of Village Store & Land at The Cairns

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through its location close proximity to Culbokie Wood, Cromarty Firth Rasmars, SPA and SSSI	N/A
5	Y					+			Likely limited off site road improvements will be required to facilitate the development	Junction improvement with B9169, widening Glascairn Road along frontage and footpaths
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	Parts of the sites eastern boundary are formed by a core path	Incorporate existing paths into development
11	N/ Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. Undeveloped parts of the site are presently used for agricultural purposes.	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to have a significant	N/A

			impact on the local landform	
18	N	=	There are no watercourses, lochs or bodies of sea within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal aspect between SW and SE. Much of the site is surrounded by built development and therefore is likely to be sheltered from prevailing wind.	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 200m of a bus stop from which a local service operates. Existing community and commercial	N/A

			facilities are adjacent to the site	
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	There are no HER's within the site	N/A
31	N	=	Carn Mor Dun SAM lies approximately 115m metres south of the site within Culbokie Wood. Given the presence of intervening mature woodland it is unlikely development of the site will impact the setting of this SAM	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified within landscape capacity study if advance design/planting takes place. Existing built development and woodland mean the site is unlikely to significantly impact long distance views.	It will be important that high quality design and landscaping is used throughout.
33	N	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The majority of the site is allocated for housing within the Culbokie	Should this site be allocated the

			settlement boundary in the Ross and Cromarty East Local Plan. The southern corner of the site, an area measuring approximately 0.75hectares, lies outwith the current settlement boundary	settlement boundary of Culbokie will be extended in include this site
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU3 – North of Carn Mor Dun

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Ramsar, SPA and SSSI	N/A
5	Y					+			Likely limited off site road improvements will be required to facilitate the development	Improvements to Glascairn Road to eastern side of site frontage, including passing places and a footpath
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N							=	No bad neighbour uses or physical	N/A

			constraints have been identified nearby	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A 'link road' contained within the Highland Path Record lies adjacent to the south west boundary of the site.	Provide connection to link road.
11	N/ Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for livery of horses.	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in the need for changes in landform and level	N/A

18	Y	+	There are no watercourses present on the site itself however the An Garbh-allt water course lies to the south east of the site. There may be an opportunity to for this historically straightened watercourse to be restored and natural processes to develop in the future	Allow buffer area for restoration and development of natural processes in future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	An area within the eastern boundary is identified as being at risk of fluvial flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment required in support of application if development is proposed close to the water course or lochans, outcome may limit the scale and layout of development on site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site has a principal aspect between SW and SE. Much of the site is surrounded by built development and therefore is likely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 200m of a bus stop from which a local service operates. Existing community and commercial facilities in the village can be reached by foot in approximately 10 minutes	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER's within the site	N/A
31	N	=	Carn Mor Dun SAM lies approximately 225m metres west, however given the presence of intervening mature woodland it is unlikely development of the site will impact the setting of this SAM	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified within landscape capacity study if advance design/planting takes place. Existing built development and woodland mean the site is unlikely to affect significantly impact long distance views	It will be important that high quality design and landscaping is used throughout

33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform. Intervening mature woodland and existing built development allow the site to have a limited impact on scenic views	
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The northern part of the site is allocated for housing within the Culbokie settlement boundary in the Ross and Cromarty East Local Plan. The southern section of the site is not allocated for any use in the current Local Plan and lies outwith the current settlement boundary	Should this site be allocated the settlement boundary of Culbokie will be extended in include this site
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU4 – North of Solus Or

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of	N/A

			open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmarr, SPA and SSSI	N/A
5	Y	+	Likely limited off site road improvements will be required to facilitate the development	Access road to be constructed to adoption standards up to the north west boundary
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths or rights of way. The site is adjacent to an existing area of open space to the west, path links could be made to link this open space. A 'link road' contained in the Highland Path Plan and core path lies close to the southern boundary of the site, connections should be made to these	Create path links to existing open space to the west and link road and core path to the south

			paths	
11	N/ Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for agricultural purposes	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore unlikely to result in the need for changes in landform and level	N/A
18	Y	+	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	None of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site has a principal aspect between SW and SE. The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 500m of a bus stop from which a local service operates. Culbokie Primary School is approximately 400m west of the site. Other commercial facilities are within an approximately 20 minute walk.	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	Y	=	There are no HER's within the site	N/A
31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	Y	-	The site is not located within any landscape designations. Attractive long distance views from the B9169 over the site to open farmed slopes and woodland on the north side of the Cromarty Firth may be affected. Long distance views of rolling farmland to the west may also be affected.	High quality design and layout that permits framed long distance views. Significant planting beyond the site boundary to the north east linking with existing group of mature trees and in the eastern corner of the site
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for housing	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU5 – South of Village Store

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required

2	Y	=	There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield in nature. However the site is small in scale and may provide opportunities to improve connectivity of green networks	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location close proximity to Culbokie Wood, Cromarty Firth Rasmarr, SPA and SSSI	N/A
5	Y	+	Likely limited off site road improvements will be required to facilitate the development	Widening Glascairn Road possibly in association with the allocation for housing development on adjacent land (H2)
6	Y	=	There is limited scope to incorporate road safety measures as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will have no impact on useable public open space. There may be scope to create public space within this site as part of an allocation for community uses	N/A
10	Y	+	A link road contained in the Highland Path Record lies close to the northern boundary of the site. The site could provide a connection to this link road	Provide connection to link road to north of site

11	N/ Y	=	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on undeveloped land presently used for agricultural purposes.	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
18	N	=	There are no watercourses, lochs or bodies of sea within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on	N/A

			roads causing congestions	
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal aspect between SW and SE. Much of the site is surrounded by built development and therefore is likely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is adjacent to a bus stop from which a local service operates. Existing community and commercial facilities in the village are also adjacent to the site	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and	N/A

			Designed Landscapes	
30	N	=	There are no HER's within the site	N/A
31	N	=	No SAM or setting of a SAM will be affected by the development	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified within landscape capacity study if advance design/planting takes place. Existing built development and woodland mean the site is unlikely to affect significantly impact long distance views.	It will be important that high quality design and landscaping is used throughout.
33	N	=	The development of the site is unlikely to have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is allocated for special uses within the Culbokie settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU6 – South of Tir Aulinn

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the	A protected species survey may be required

			area	to identify any required mitigation
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmor, SPA and SSSI	N/A
5	Y	+	Likely limited off site road improvements will be required to facilitate the development	Improved access from B9169 and footway along south side of B9169
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	The site will not affect any core paths or rights of way. The allocation	N/A

			provides an opportunity to link the site with Culbokie Wood to the south and connect with the existing path network in the village	
11	N/Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for agricultural purposes	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site is undulating and therefore changes in landform and level are likely to be required to facilitate development.	Sustainable Urban Drainage will be required
18	Y	-	A small water course lies close to the eastern boundary of the site	Buffer will be required between water course and development
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this	N/A

			site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	
21	Y	-	The south east corner of the site is identified as being at risk from fluvial flooding as it lies within the 1 in 200 year flood risk contour identified by SEPA	A flood risk assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	Given the presence of built development to the east and west and Culbokie Wood to the south the site is likely to be sheltered by prevailing wind. The site has a principal aspect between SW and SE.	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 300m of a bus stop from which a local service operates. Culbokie Primary School is approximately 350m from the site and other commercial facilities are within 10 minutes walking distance. Furthermore the preferred use of the site is for a mix of housing, community and retail uses.	N/A
26	N	=	Given the proximity to existing bus services, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of	N/A

			or is adjacent to a conservation area	
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER's within the site	N/A
31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	Y	-	The site is not located within any landscape designations. There is a grouping of mature trees to the north east of the site that may be affected by the development	Retention and protection of mature trees during construction works
33	Y	-	The site is undulating and therefore may have an impact upon local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for housing	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU7 – North of School Croft

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and	A recreational Access Management Plan may

			SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	be required
2	Y	=	There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmar, SPA and SSSI	N/A
5	Y	+	Likely limited off site road improvements will be required to facilitate the development	Improved access from B9169
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open	N/A

			Space in New Residential Developments Supplementary Guidance	
10	Y	+	A 'link road' contained within the Highland Path Record lies adjacent to part of the eastern boundary of the site	Provide connection to link road
11	N/ Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for agricultural purposes	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in the need for changes in landform and level	N/A
18	N	+	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A

20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	None of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal aspect between SW and SE. Much of the site is surrounded by built development and therefore is likely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 100m of a bus stop from which a local service operates. Culbokie Primary School is directly opposite the site, business uses are located nearby to the west and other commercial facilities are within 10 minutes walking distance	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect	N/A

			the setting of any nearby Listed Buildings	
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER's within the site	N/A
31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	Y	-	The site is not located within any landscape designations. There are a number of mature trees on the site that may be affected by the development. Long distance views from the B9169 over the site to open farmed slopes on the north side of the Cromarty Firth may be affected	Retention and protection of mature trees during construction works, replanting where necessary. High quality design and layout that permits framed long distance views
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for housing	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: CU8 – East of Old Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not in close proximity to	N/A

			any natural heritage designations	
2	Y	=	There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	N	=	Development of the site is unlikely to affect the green network in the area	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood and close to Cromarty Firth Rasmarr, SPA and SSSI	N/A
5	Y	+	Given the size of the site it is unlikely to require 'off site' road improvements that will contribute to road safety	N/A
6	Y	+	There is limited scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	Given the size of the site there is unlikely to be a requirement for provision of new open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any core paths.	
11	N/ Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey.	Minimise loss of woodland and retain wide woodland strips
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not effect the viability of a crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore unlikely to result in the need for changes in landform and level	N/A
18	Y	+	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will	N/A

			provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site has a principal aspect between SW and SE. The site is within woodland and therefore likely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 400m of a bus stop from which a local service operates. Culbokie Primary School is approximately 250m west of the site. Other commercial facilities are within an approximately 10 minute walk.	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	There are no HER's within the site	N/A
31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	Y	-	The site is not located within any landscape designations. The site will result in the loss of a limited number of trees within a large area of woodland. Given the location of the	Retain 15 to 20m strips of woodland along the south west boundary and amenity land along the B9169 road

			site within woodland there will be a limited impact upon key views	frontage
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for housing	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Dingwall
Site Reference: DW1 Dingwall North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y					-			A high voltage overhead power line traverses the south eastern corner of	Minimum clearance must be maintained between the

			the site	conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path contained in the Highland Path Record lies adjacent to the eastern boundary of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The River Peffery runs along the southern boundary of the site. This water body is at moderate status for morphology with the main pressures being realignment and embankment. The section of the river along the boundary has both realignment and embankment so would be a potential restoration site. A historically straightened non-baseline watercourse, the Docharty Burn, also traverses the site.	Space for future restoration and allowance for future natural processes must be allowed for in the development. This is likely to require level of morphological assessment.
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 1.2km from the town centre and within 125m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	--	Approximately 30-40% of the site is identified as being at risk from fluvial flooding in the SEPA Flooding Map	Flood Risk Assessment will be required however it is unlikely mitigation could reduce flood risk to an acceptable level. Likely site boundary will require to be modified to include only land outwith the flood plain
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to	N/A

			meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1.2km from the town centre and 125m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified north of the River Peffery, would contrast to the character and distinction of Lower Docharty	Landscape and Visual Impact Assessment and Landscape Framework likely to be required
33	Y	-	The site is undulating and therefore	Development should

			may require significant re-contouring	reflect topology of site where possible, development should be avoided on higher parts
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: DW2 Dingwall North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest. Areas of Long Established Woodland also lie within the eastern and southern boundaries of the site	A Recreational Management Plan and Woodland Management Plan may be required
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and the open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbour uses near the site	N/A

8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A core path runs adjacent to the eastern and southern boundary of the site	Provide connections to core path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	-	Two small watercourses run adjacent to the eastern and western boundaries of the site	Allow space for restoration and development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies some distance from the town centre and is approximately 700m straight line distance from public transport opportunities, this may result in increased use of car travel contributing to air pollution	Contribution towards sustainable travel may be required
21	N	-	No part of the site is identified as being at risk of flooding on the SEPA flood map, however two small water courses lie close to the eastern and western boundaries of the site	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is some distance from the town centre and is approximately 700m straight line distance from bus stops from which local services operate	Contribution towards sustainable travel patterns may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may be required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site may negatively effect key views over the Cromarty Firth. The site may affect Trees Protected by Tree Preservation Orders that enclose the site to the east, south and west	Landscape and Visual Impact Assessment, Landscape Framework likely to be required, trees protected by Tree Preservation Orders should retained and protected and during any construction works
33	Y	-	The site slopes fairly steeply downwards from north to south, significant re-contouring may therefore be required	Where possible development should reflect the natural topography of the site, for example by providing terraces of housing
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/	=	It is likely that development of the site	Restricted use of street

	N		will include street lighting in the interests of safety which may contribute to light pollution	lighting
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Site Reference: DW3 Dingwall North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				Areas of Long Established Woodland lie within the site	Detailed layout to consider impact on woodland.
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and the open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N				=				There are no known bad neighbour	N/A

			uses near the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A core path traverses the site	Core path must be maintained and incorporated into development proposals
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil. It is not know if the site is prime agricultural land as it lies within the area on the land index identified as being built up	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies some distance from the town centre but is within 60m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is some distance from the town centre but is within 60m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	-	Tulloch Castle and its arched tunnel entrance, both B Listed Buildings, lie close to the northern boundary of the site and their setting may be affected	Design Statement likely to be required and set back of buildings from castle
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Two locally important archaeological sites identified in the Historic Environment Record, Tulloch Castle Designed Landscape and Tulloch Castle, lie within the site	Consultation with relevant internal Council departments to ensure development does not harm HER sites by identifying appropriate mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Numerous groups and individual trees within the site are protected by Tree Preservation Orders. No capacity identified within landscape capacity study, potential cumulative impacts with other sites already allocated to east and west that could affect the distinction of the setting of Tulloch Castle	Landscape and Visual Impact Assessment, Landscape Framework and Woodland Management Plan likely to be required, trees protected by Tree Preservation Order must be retained and protected during any construction works
33	N	=	The site slopes gently from north to south, some re-contouring may therefore be required, however this is unlikely to be significant	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/	+/+	The site is within the current settlement boundary and allocated for	N/A

	Y		expansion in the Ross and Cromarty East Local Plan	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: DW4 Dingwall North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y					+			Off site road improvements are likely to be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone	N/A

			principles, as part of development of the site	
7	Y	-	A high voltage overhead power line traverses the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A core path and a path contained in the Highland Path Record lie adjacent to the southern and western boundaries of the site respectively	Provide connection to existing paths where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be	N/A

			expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course that appears to have been historically straightened runs through the site	Allow space for future restoration and allowance for future natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies some distance from the town centre but is within 300m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing	Design of buildings to take account of solar orientation

			aspect	
25	Y	+	The site is some distance from the town centre but is within 300m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Each field within the site contains mature tree lines which are valued landscape features. Trees protected by a Tree Preservation Order lie directly adjacent to the southern boundary of the site. Development of the site is also likely to affect long distance views of Dingwall from the north, and may affect the distinction and landscape character of the town	Landscape and Visual Impact Assessment and Landscape Framework likely to be required, mature tree lines should be maintained and a substantial woodland framework provided at the northern boundary of the site
33	Y	-	The site undulating and slopes gently from north to south, some significant re-contouring may therefore be required	Development should reflect topology of site where possible, development should be

				avoided on higher parts
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: DW5 Dingwall North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				Areas of Long Established Woodland lie within the eastern and southern boundaries of the site	Woodland Management Plan is likely to be required
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and the open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				A saw mill lies to the south of the site	Noise Assessment may be required to identify any required mitigation measures
8	N			=					There are no known land	N/A

			contamination issues affecting the site	
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or	N/A

			adjacent to the site	
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies some distance from the town centre and is approximately 650m straight line distance from public transport opportunities, this may result in increased use of car travel contributing to air pollution	Contribution towards sustainable travel may be required
21	N	=	No part of the site is identified as being at risk of flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is some distance from the town centre and is approximately 650m straight line distance from bus stops from which local services operate	Contribution towards sustainable travel patterns may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a	N/A

			Conservation Area	
28	Y	-	Tulloch Castle and its arched tunnel entrance and Tulloch Farm, Steading, Houses and Garden Wall, all B Listed Buildings, lie close to the northern boundary of the site and their settings may be affected	Design Statement likely to be required and set back of buildings from Listed Buildings
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Several locally important archaeological sites identified in the Historic Environment Record, similar to the Listed Buildings described above lie to the north of the site	Consultation with relevant internal Council departments to ensure development does not harm HER sites by identifying appropriate mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site may negatively effect key views over Dingwall and the Cromarty Firth. The site may also affect several individual trees within the site which are valued landscape features	Landscape and Visual Impact Assessment, Landscape Framework likely to be required, mature trees where possible should be protected and retained during any construction works
33	N	=	The site slopes gently upwards from north to south, some re-contouring may therefore be required, however this is unlikely to be significant	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: DW6 Land Opposite Sherriff Court

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest	A Recreational Management Plan may be required
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				Development of the site is likely to affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	N	=	There are no known bad neighbour developments near the site	N/A
8	N	=	There are no known contaminated land issues	N/A
9	Y	=	As the site is greenfield it is likely to affect the current green network in the area. The site provides an opportunity to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path Record lies adjacent to the northern boundary of the site	Provide connections to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal	N/A

			with any soil or drainage issues	
18	Y	=	The Cromarty Firth lies to the east of the site however it is unlikely development will affect the Firth	n/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 90m from the town centre and within 70m of public transport opportunities this may result in decreased use of car travel contributing to air pollution	N/A
21	Y	-	No part of the site is identified as being at risk from coastal or fluvial flooding on the SEPA flood map. However as the site is flat the extent of coastal flooding is likely to be greater. Site may be defended by Flood Protection Scheme but the standard of protection is not clear and it is a greenfield site	Flood Risk Assessment required to demonstrate any proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere prior to any future plan adoption. Findings of Flood Risk Assessment are likely to affect the design and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may be subject to prevailing wind. The site has a principal south	Design of buildings to take account of solar orientation

			facing aspect	
25	Y	+	The site lies approximately 90m from the town centre and within 70m straight line distance of bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	Y	=	The will not affect any Conservation Area or its setting	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	One locally important archaeological site identified in the Historic Environment Record lies within the site	Consultation with relevant internal departments to ensure no harm to records contained in the HER or their setting
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and but may affect key views over the site to the Cromarty Firth	Mature trees should be protected and retained during any construction works
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and is allocated for housing	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: DW7 Dingwall Riverside (North)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest	A Recreational Management Plan may be required
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect a recreational area. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	Y	-	An industrial estate lies within the site	Noise Assessment may be required subject to nature and layout of proposed uses
8	Y	-	Given parts of the site are/have previously been used as a Council Roads Depot and a landfill site there is potential for contaminated land issues	Contaminated Land Report is likely to be required to identify any required mitigation measures
9	Y	=	The site will result in some loss of usable open space given part of the site is currently in recreational use however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	A core path lies within the site adjacent to its southern boundary and a paths contained within the Highland Path Record lie within the recreational area of the site	Maintain existing paths within site and provide connections where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not identified as being prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Cromarty Firth lies to the east of the site and the River Peffery lies to the south of the site. The River Peffery is at moderate status for morphology with the main pressures being realignment and embankment. Both banks of the river along this section are highly urbanised and it likely that there are modifications to the bed and banks	Opportunities for improvements to channel morphology and allowance for future natural processes should be investigated as part of any development
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies adjacent to the northern town centre boundary and within 250m straight line distance from public transport opportunities, this may result in decreased use of car travel contributing to air pollution	N/A
21	Y	--	Large parts of the site are identified as being at risk from both coastal and fluvial flooding	Flood Risk Assessment required to demonstrate any proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere. Findings of Flood Risk Assessment are likely to affect the design and layout of development on the site
22	Y	-	The site is adjacent to the coast and	Setback of

			may be affected by coastal erosion or natural coastal processes	development from the coast
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	Parts of the site are relatively enclosed and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies adjacent to the town centre and within 250m straight line distance of bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	One site locally important archaeological site identified in the Historic Environment Record lies within the site	Consultation with relevant internal departments to ensure no harm to records contained in the HER or their setting
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any	Landscape and Visual

			landscape designations. The site may effect mature trees within the site and key views over the Cromarty Firth	Impact Assessment and Landscape Framework may to be required, mature trees should be protected and retained during any construction works
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan but is allocated for business and open space	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: DW8 – Dingwall Riverside (South)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest	A Recreational Management Plan may be required
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	=	Development of the site is unlikely to affect the green network as much of the site is brownfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast	N/A
5	Y	+	Off site road improvements are likely to be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour development within the site	N/A
8	Y	-	Given parts of the site have previously been used for various purposes there is potential for contaminated land issues	Contaminated Land Report is likely to be required to identify any required mitigation measures
9	N	=	As much of the site is brownfield it is unlikely to affect the current green network in the area. The site provides an opportunity to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	A core path lies adjacent to the northern boundary of the site	Maintain existing paths within site and provide connections where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site

12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not identified as being prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Cromarty Firth lies to the east of the site and the River Peffery lies to the north of the site. The River Peffery is at moderate status for morphology with the main pressures being realignment and embankment. Both banks of the river along this section are highly urbanised and it likely that there are modifications to the bed and banks	Opportunities for improvements to channel morphology and allowance for future natural processes should be investigated as part of any development
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies within the town centre and approximately 160m public transport opportunities, this may result in decreased use of car travel	N/A

			contributing to air pollution	
21	Y	--	The north west corner of the site is identified as being at risk from coastal and fluvial flooding. However more detailed Flood Risk Assessments have found to the site to be entirely at risk from coastal flooding	Flood Risk Assessment required to demonstrate any proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere prior to any future plan adoption. Findings of Flood Risk Assessment are likely to affect the design and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	Parts of the site are relatively enclosed and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within the town centre and approximately 160m straight line distance of bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	Y	=	The site lies adjacent to Dingwall Conservation Area and may provide	A Design Statement may be required

				an opportunity to enhance its setting	
28	N	=		The site will not impact on any Listed Building or its setting	N/A
29	N	=		The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-		One site locally important archaeological site identified in the Historic Environment Record lies within the site	Consultation with relevant internal departments to ensure no harm to records contained in the HER or their setting
31	N	=		The site will not impact any Scheduled Monument or its setting	N/A
32	N	=		The site is not located within any landscape designations and is unlikely to affect key views. Some mature trees that are valued landscape features lie within the site	Mature trees should be protected and retained during any construction works
33	N	=		The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=		The site will not affect any area of wild land	N/A
35	Y/ N	+/+		The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and is allocated for mixed uses	N/A
36	Y/ N	=		It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: DW9 Land to East of Dingwall Business Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+								
		+								

1	N	=	The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	The site includes an existing industrial estate however as business/industrial use is proposed this is unlikely to be an issue. A high voltage power runs along the western boundary of the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be	N/A

			expected to incorporate areas of open space	
10	Y	+	A path contained in the Highland Path Record lies within a south eastern section of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	Y	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	-	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The River Peffery runs along the north boundary of the site. This water body is at moderate status for morphology with the main pressures being realignment and embankment.	Space for future restoration and allowance for future natural processes. Morphological Assessment likely to be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection	N/A

			can be made	
20	Y	+	The site is approximately 1km from the town centre and a bus stop lies within the site, this may reduce car travel contributing to air pollution	N/A
21	Y	-	Approximately 20% of the site is identified to be at risk from fluvial flooding. The existing business park is protected to an adequate level by a Flood Prevention Scheme but the western half is not. More detailed Flood Risk Assessment done in support of new link road indicates the western part of the site is entirely within the floodplain.	Modify the boundary to limit the site to that within the existing business park has adequate flood defence already in place or remove the whole site. Unlikely that Flood Risk Assessment could demonstrate that the western half of the site is developable
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1km from the town centre and bus stops from which local services operate lie within the site	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A

27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in landscape capacity study. Contrast to landscape character of Strath and setting of Dingwall	Landscape and Visual Impact Assessment may be required.
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is partially within the current settlement boundary and partially allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Dores

Site Reference: DO1 Land South of Dores Hall

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				--				The site contains an Area of SNH Ancient Woodland	Consultation with SNH to identify appropriate mitigation measures with regard to woodland may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site may affect the present green network as the site as it comprises large extents of woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Due consideration of impact of the development on the green network and replacement planting
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to	N/A

			deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site has a gradient, development may therefore have some significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is relatively distant from some local facilities however is within close proximity to the village hall and a bus route which may encourage sustainable travel	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	Development of the site will not affect any site recorded in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=	The site has a gradient, development may have an impact on local landform	Good siting and design will be required to minimise any impact
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DO2 Land North of Mill Croft

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature	N/A

			conservation	
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network of the area as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/ Y	=	The site is greenfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of	Re-use of soil on site

			some soil, however no part of the site is prime agricultural land	where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation

25	Y	=	The site lies approximately 500m from the village shop and 55m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-	A locally important archaeological site identified on the Historic Environment Record site lies within the site	Consultation with relevant internal Council department to agree any required mitigation measures
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DO3 – Land South of Parish Church

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species

				present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network of the area given it is undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N	=	The site is may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site has a gradient, development may therefore have some significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site is located central to the village and within close proximity to community facilities. The site would also provide additional community facilities within close proximity to residential properties	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this	N/A

			would be to encourage modal shift	
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There is a Grade C Listed Building within close proximity to the site however it is unlikely to be affected by development of the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	=	There are a number of HER sites (most notably Dores Parish Church) located within close proximity to the site however not within the site itself	Consultation with the Council's Historic Environment team to ensure no negative impact on the setting of the HER sites
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=	The site has a gradient, development may have an impact on local landform	Good siting and design will be required to minimise any impact
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for development in the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DO4 – North of Playing Field

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the	N/A

			Highland Path Record	
11	N/Y	=	The site is greenfield	N/A
12	N	-	The site contains a Geological Conservation Review Site	Due consideration of the impact of development on the GCR.
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made.	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	An area through the centre of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment may be required/ development to exclude area identified as flood risk
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site is well located for the village centre and could provide additional community facilities within a central location	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-	2 locally important archaeological site identified on the Historic Environment Record site lies within the site	Consultation with relevant internal Council department to agree any required mitigation measures
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Drumnadrochit
Site Reference: DR1 – Easter Milton

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-	-			There is potential for connectivity to the Urquhart Bay Woods SAC	Due consideration of the impact on the site through the HRA.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Whilst the site is brownfield it may affect the present green network as there are a number of mature trees on the site. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A
8	Y				-				There may be contaminated land issues affecting the site as it is currently used as a garage and petrol filling station	Contamination report may be required to assess any contamination and identify appropriate mitigation measures if required
9	Y				+				Development of the site will not affect any open space identified in the	N/A

			Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record.	Explore opportunities to connect to the wider path network
11	N/Y	-	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, as the site is brownfield it is unlikely to result in the removal of good quality soil	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	The River Enrick lies to the south of the site. The WB is currently at GOOD status for morphology. The watercourse is known to be dynamic with a high sediment load and frequent planform change. This site is situated downstream from a meander bend and is therefore very vulnerable to the development of future river processes i.e. erosion and planform change. Significant river engineering is likely to be required either as part of the development or in the future to protect the site. This is likely to have knock on effects on river process which could lead to similar problems nearby. River engineering is a very sensitive subject in this catchment due to flooding problems in	Significant morphological assessment would be required to demonstrate the viability of the site for development in these terms. Any assessment should take into account previous assessment work already carried out on restoration and flooding.

			Drumnadrochit.	
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the south west boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk. However review of the Jacobs Baptie River Enrick Study shows the site is adjacent to floodplain on all sides, but is not at risk of flooding itself in the 0.5% AEP event. There are known issues with erosion on the Enrick which may need to be considered when designing the development.	Further Flood Risk Assessment may be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	N	-	The site lies approximately 1km from the village centre and 700m from a bus stop	Contribution towards sustainable travel may be required
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within	N/A

			the site	
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. There is potential for landscape and visual impacts, particularly from the A831. The site may affect mature trees within the site that are a valued landscape feature.	Landscape Framework may be required. High quality design throughout. Retention of mature trees where possible
33	N	=	It is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary within the Inverness Local Plan but is allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR2 North of Cnocan Burra Burial Ground

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 850m to the east of the site. This site may involve loss of semi-natural woodland.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination. Mitigation in terms of woodland should be considered in consultation with SNH.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	-	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Development should avoid impact on the Green Network through preparation and implementation of a landscaping plan.
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New	N/A

			Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and bus stops from which local services operate	N/A
26	N	=	Due to the size of the site there is limited opportunity to improve active travel links.	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is	N/A

			not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	
30	N	=	The site will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However there is potential for landscape and visual impacts, in particular the removal of mature trees and vegetation that may affect the recreational / amenity value of the area.	Woodland management plan and landscape framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and is allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR3 – Land at West Lewiston

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 400m to the east of the site.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is limited scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses near the site	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths,	Provide connections to

			rights of way or paths contained in the Highland Path Record	existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 1km from the village centre and 250m from bus stops from which local services operate	N/A
26	N	=	There are limited opportunities to improve active travel links.	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies within a locally important archaeological sites identified on the Historic Environment Record, this is the Lewiston Crofting Township	Consultation with relevant internal Council department to ensure there is no harm to the setting of these records; Design Statement may be required
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However there is potential for landscape and visual impacts that could affect the setting and distinction of Drumnadrochit	Retention of Woodland where possible. Woodland management plan and landscape framework may be required
33	N	=	The site is slopes gently from east to west, however given the gentle nature of this slope, the development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated as amenity space	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR4 – Land West of Post Office

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 600m to the east of the site.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is limited scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses near the site	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					A core path runs traverses a south	Maintain and

			western portion of the site	incorporate core path in development; where this is not possible diversion must be provided
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	The River Enrich lies to the north of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	--	Approximately 80% of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	Flood Risk Assessment will be required that is likely to influence the design and layout of any development
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable	N/A

			source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site is relatively enclosed by mature trees and built development and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies within the village centre and adjacent to bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies within the village centre	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site lie will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. The site is unlikely to affect any valued landscape features or negatively affect any key views.	N/A
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR5 – Drum Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 250m to the east of the site.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located within woodland and close to open countryside	N/A
5	N			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is limited scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y				-				Overhead power lines traverse the site	Minimum clearance must be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line	N/A

			with Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	The Great Glen Way lies close to the western boundary of the site	Provide connection to path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within the site, however the River Enrich lies approximately 250, to the north of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Approximately 30% of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	Flood Risk Assessment will be required that is likely to influence the design and layout of any development

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A
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			processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 250m from the village centre and 100m from bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to the village centre	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The B Listed Drumnadrochit Secondary School and School House lie close to the southern boundary of the site. However, given the presence of mature trees that define the northern curtilage of these buildings the site is unlikely to have an impact upon the setting of these buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	Locally important archaeological sites identified on the Historic Environment Record associated with Drumnadrochit Secondary School and School House to the south of the site. However, given the presence of mature trees that define the northern curtilage of these buildings the site is unlikely to have an impact upon the setting of these buildings	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Key views over the site of the Great Glen are likely to be affected	Landscape and Visual Impact Assessment; Landscape Framework and Design Statement may be required.

33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR6 – Land south west of Coiltie Crescent

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 600m to north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					The Great Glen Way lies adjacent to	Provide connection to

			the southern boundary of the site	path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is exposed to the south and therefore may be subject to prevailing	Shelter belt planting may be required. Siting

			wind. The site has a principal southern facing aspect	and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 700m from the village centre and 150m from bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies within a locally important archaeological site identified on the Historic Environment Record, Lewiston Township.	Consultation with relevant internal Council department to ensure any required mitigation is provided
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Would result in high landscape and visual impacts, including on views from the A82 and the distinction of Lewiston and Drumnadrochit, contrasting to landscape character.	Landscape and Visual Impact Assessment; Landscape Framework and Design Statement may be required. Areas most important for providing setting of villages and overriding open character of the area should be protected from development
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would	N/A

			be restricted to a minimum	
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Site Reference: DR7 – Land south of Medical Practice

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary	N/A

			Guidance	
10	Y	=	The Great Glen Way lies adjacent to the northern boundary of the site and a core path and right of way lie close to the western boundary	Provide connections to paths where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide	N/A

			Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site is exposed to the north and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 700m from the village centre and approximately 270m from bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies within a locally important archaeological site identified on the Historic Environment Record, Lewiston Township.	Consultation with relevant internal Council department to ensure any required mitigation is provided
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Would result in high landscape and visual impacts, including on views from the A82 and the distinction of Lewiston and Drumnadrochit, contrasting to landscape character.	Landscape and Visual Impact Assessment; Landscape Framework and Design Statement may be required. Areas most important for providing setting of villages and overriding open character of the area should be protected from development
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A

36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A
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Site Reference: DR8 – Retail Units on A82/Balmacaan Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			-					Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is unlikely to affect the present green network as the site is brownfield in nature. Development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N			=					The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y			=					There is scope for road safety measures as part of the development site, such as speed bumps	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	Y			=					As it is a brownfield site there may be contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N			=					No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	Y			=					The Great Glen Way lies adjacent to	Provide connection to

			the northern boundary of the site	path where possible
11	N/Y	-	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, and development is unlikely to affect good quality soil as it is a brownfield site	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and	Siting and design to

				therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	ensure appropriate solar orientation
25	Y		=	The site lies approximately 600m from the village centre and adjacent to bus stops from which local services operate	N/A
26	N		=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N		=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N		=	The site will not affect any Listed Buildings or their settings	N/A
29	N		=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N		=	The site will not affect any locally important archaeological site identified on the Historic Environment Record	N/A
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y		=	The site will not affect any landscape designations. Furthermore given it is enclosed by mature woodland its development is unlikely to affect key views.	Mature trees should be retained and protected during construction works
33	N		=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A

34	N		=	The site will not affect any area of wild land	N/A
35	Y/ N		+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR9 – Medical Practice

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-	-			Urquhart Bay Woods Special Conservation Area lies approximately	Habitats Regulation Appraisal required to

			800m to the north east of the site	assess water quality and recreational pressure alone and in combination
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site is unlikely to affect the present green network as the site is brownfield in nature. Development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y	=	There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	Y	=	As it is a brownfield site there may be contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N	=	No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	Y	=	The Great Glen Way lies adjacent to the northern boundary of the site	Provide connection to path where possible
11	N/ Y	-	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, and development is unlikely to affect good quality soil as it is a brownfield site	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and adjacent to bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close	N/A

				to public transport opportunities	
27	N		=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N		=	The site will not affect any Listed Buildings or their settings	N/A
29	N		=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N		=	The site will not affect any locally important archaeological site identified on the Historic Environment Record	N/A
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y		=	The site will not affect any landscape designations. The site is highly visible from the A82 and therefore will affect views when travelling through the village	Design Statement may be required
33	N		=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N		=	The site will not affect any area of wild land	N/A
35	Y/ Y		+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR10 – North of Shinty Pitch

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 750m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space as it is proposed to be used to expand existing and adjoining community facilities	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N	=	The site may to require to provide off site road improvements that will contribute to road safety, for example speed bumps	N/A
6	Y	=	There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A

7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	=	The entire site is within open space identified in the Highland Open Space Audit. However as the preferred use is to expand existing community facilities, the end use of the site may be for a more useable public open space	N/A
10	Y	=	The Great Glen Way lies close to the northern boundary of the site	Provide connection to path where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, and development may affect good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	N/A

			collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally	N/A

			important archaeological site identified on the Historic Environment Record	
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site will not affect any landscape designations. The site is visible from the A82 and Pikerrald Road and may affect key views over the site of woodland and higher ground	Design Statement and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: DR11 – West of Shinty Pitch

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space as it is proposed to be used to expand existing and adjoining community facilities	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open	N/A

			countryside	
5	N	=	The site may to require to provide off site road improvements that will contribute to road safety, for example speed bumps	N/A
6	Y	=	There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	=	The end use of the site may be a more useable public open space	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, and development may affect good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A

18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this	N/A

			site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 450m from the village centre and bus stops from which local services operate	N/A

26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations and is unlikely to have a significant landscape impact	N/A
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y/ N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for special uses	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Evanton

Site Reference: EV1 Teandallon East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required, for example at Swordale Road, Hermitage Street and Chapel Street	N/A
6	Y				+				There is scope to incorporate road	N/A

			safety measures, such as home zone principles, as part of development of the site	
7	Y	-	An overhead electricity line traverses the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A path contained in the Highland Path Record lies adjacent to the northern boundary of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and approximately half of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be	N/A

			expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	Sgitheach River runs along the south boundary of the site, this water body is currently at good morphological status. Is a further historically straightened and partly culverted minor watercourse running along the eastern boundary and within the site	Development of the site must take into account future river processes, for example erosion and platform change, likely to require some morphological assessment. Other minor watercourse may require to be deculverted and space allowed for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 500m from the village centre and 150m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	<10% along lower edge of site is identified as being at risk from fluvial flooding in the SEPA flood map from the Sgitheach River	Flood Risk Assessment will be required, outcomes may affect the developable area and layout options. Development should be set well back from the watercourse

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 500m from the village centre and 150m straight line distance from bus stops from which local services operate, however access from the site to these bus stops may be an issue	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Two locally important archaeological sites lie on the western boundary of the site, a burial cairn and an arrowhead find spot. Teandallon Farmstead also lies to the west of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their

				settings
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site will be highly visible from Swordale Road and is likely to impact the landscape setting of the river	Landscape and Visual Impact Assessment and Landscape Framework may be required. Amenity strip must be retained adjacent to the river.
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: EV3 Culcairn

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	+	Off site road improvements are likely to be required, for example on the B817	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no know bad neighbour uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path and paths contained on the Highland Path Record lie close to the site boundaries	Provide connections to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the

				site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	Historically straightened minor water course lies adjacent to the south western boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is approximately 600m from the village centre and there are public transport opportunities within 100m, of the site, this may result in reduced car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed to the west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 600m from the village centre and 100m bus stops from which local services operate.	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site lies to the south of the Novar Designed Landscape, however given the presence of intervening mature trees and farmland the site is unlikely to affect its setting	N/A
30	N	=	The site will not affect any locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some	Landscape and Visual Impact Assessment

			capacity identified in landscape capacity study. Potential for landscape and visual impacts	and Landscape Framework may be required. Significant structural planting will be required between the development and existing housing on the eastern boundary of the site, this area should also incorporate quality amenity space
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: EV4 Drummond Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements are likely to be required, for example at Swordale Road, Hermitage Street and Chapel Street	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	An overhead electricity line traverses western corner of the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A

10	N	=	A path contained in the Highland Path Record lies adjacent to the eastern boundary of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and approximately a third of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 300m from the village centre and 30m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A

21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 300m from the village centre and 30m straight line distance from bus stops from which local services operate. Kiltern Primary School also lies to the north of the site	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified	N/A

			in the Historic Environment Record	
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site will be highly visible from the B817 which forms the eastern boundary of the site and from Drummond Road to the north.	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is undulating and therefore may require significant re-contouring	Minimise re-contouring and allow development to reflect natural topography of site, restrict development on higher parts of site
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: EV5 – Airfield Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland, the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site lies adjacent to an industrial estate, however this is unlikely to be an issue as industrial use is preferred on this site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological	N/A

			Conservation Review site or Local Geodiversity site	
13	N	=	It is likely that the site will result in loss of soil and the entire site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is approximately 3km from the village centre, however there are bus stops adjacent to the site this may result in reduced car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to	N/A

			meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is exposed to the south and west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 3km from the village centre but is adjacent to bus stops from which local services operate	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site lies too close to the south eastern boundary of the Novar Designed Landscape, however given the presence of intervening mature trees and built development the site is unlikely to affect its setting	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Although there are open views of the site from the B9176, its location between an existing industrial estate and a cluster	Landscape buffer between the site and the B9176 may be required

			of houses will limit its visual impact	
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: EV6 – Highland Deephaven

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies adjacent to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest and an area of Ancient Woodland lies within the site	Mitigation measures may be required to minimise impacts on natural heritage designations, particularly during construction works
2	Y/ N				-				There are known to be protected species in the area, specially otter, wildfowl and marine mammals	Further protected species surveys may be required dependant upon any new development proposals
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield and access to the site may need to be restricted for security reasons following development of the site	Green networks may need to be created out with the site
4	Y				+				The site may provide an opportunity	N/A

			for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site is within an existing industrial estate, however as industrial use is proposed this is unlikely to be an issue	N/A
8	Y	-	There may be contaminated land issues as it is a brownfield site	A contaminated land report may be required to identify any necessary mitigation measures
9	Y	=	The site may result in the loss of some green space	N/A
10	N	=	A core path and a path contained in the Highland Path Record pass through the site	Retain access to existing paths where possible
11	N/ Y	=	The site is mostly brownfield	Ensure best use is made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Allt Grad River runs adjacent to the south western boundary of the site	Development of the site must take into account future river processes which may require significant morphological assessment
19	N	-	Water supply requires enhancement and the site is not connected to a public drainage system	Connection to a public sewer must be provided before further development can be accepted
20	N	-	Development of the site is expected to generate additional road, rail and sea traffic with consequent additional traffic emissions affecting air quality. However increased use of rail for freight has the potential to have a lesser negative affect on air quality in comparison to road haulage	N/A
21	Y	-	A large part of the site is within the SEPA Flood Map for fluvial flooding from the Allt Graad and costal flooding from the Cromarty Firth	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere
22	Y	-	The site may be affected by coastal erosion or natural coastal processes	A Coastline Management Plan may be required

23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed on some sides and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	No part of the site is within 400m straight line distance of any community facility however there are bus stops within 200m straight line distance of the site	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Several locally important archaeological sites identified in the Historic Environment Record associated with the former Evanton Airfield lie within the site	Consultation with relevant internal consultees to minimise impact upon sites contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. May have	Landscape and Visual Impact Assessment

			significant landscape and visual impacts, including contrast with open landscape character and views to the first, including from the A9	and Landscape Framework may be required.
33	Y	-	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: EV7 Evanton Industrial Estate

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest	Mitigation measures may be required to minimise impacts on natural heritage designations, particularly during construction works
2	Y/ N			=					There are known to be protected species in the area, specially otter, wildfowl and marine mammals	Further protected species surveys may be required dependant upon any new development proposals
3	Y				-				It is likely that development of the site will affect the green network as movement of people along the foreshore will need to be restricted to facilitate the development	Green networks may need to be created out with the site
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y			=					The site lies adjacent to an industrial estate, however as industrial use is proposed this is unlikely to be an issue	N/A
8	Y				-				There are potential for contaminated land issues as the site is a brownfield site	A contaminated land report may be required to identify any necessary remediation

				measures
9	Y	=	The site may result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	Y/ N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	River Glass runs close to the eastern boundary of the site and there are a number of historically straightened	Development of the site must take into account future river

			and partly culverted minor watercourses running along the boundary and through the site	processes which will require significant morphological assessment. De-culverting where appropriate and allow space for restoration and development of natural processes in the future
19	N	-	Water supply requires enhancement and the site is not connected to a public drainage system	Connection to a public sewer must be provided before further development can be accepted
20	N	-	Development of the site is expected to generate additional road, rail and sea traffic with consequent additional traffic emissions affecting air quality.	A green travel plan may be required
21	Y	-	Up to 20% of the site is within the SEPA Flood Map for fluvial flooding from the River Glass and Big Burn	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing	Design of buildings to take account of solar orientation

			aspect	
25	N	-	No part of the site is within 400m straight line distance of any community facility and the nearest bus stops are approximately 900m straight line distance.	A contribution towards sustainable travel may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. However, given the presence of mature trees that enclose the site it is unlikely have negative impacts on significant views	N/A
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Evanton

The following site was included in the Plan post Examination.

Site Reference: EV2 South East of Evanton Bridge

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y					+			Off site road improvements are likely to be required, for example on Balconie Street	N/A

6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The eastern boundary of the site is formed by the Inverness to Thurso Railway Line	Noise Assessment may be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A path contained in the Highland Path Record lies adjacent to the western boundary of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and a small area of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Sgitheach River is directly adjacent to the northern boundary of the site	Allow space for restoration of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 300m from the village centre and there are bus stops on the western boundary of the site from which local services operate which may reduce car travel contributing to air pollution	N/A
21	Y	-	At least one third of the site is identified as being at risk from fluvial flooding on the SEPA flood map	Flood Risk Assessment will be required and is likely to affect the developable area and layout of the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively enclosed by mature trees and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 300m from the village centre and there are bus stops on the western boundary of the site from which local services operate.	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may not be required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site will be visible from Balconie Road and may impact the landscape character of this part of Evanton	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is undulating and therefore may require significant re-contouring	Minimise re-contouring and allow development to reflect natural topography of site, restrict development on higher parts of site
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Fort Augustus

Site Reference: FA1 – Markethill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A

10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is gently undulating and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and adjacent to bus stops from which local services operate	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	Two locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Potential for landscape impact and impact upon key views through site	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views. Tree planting and safeguards for amenity should be provided.
33	N	=	The site is gently undulating and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and allocated for expansion	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA2 Fort Augustus Caravan Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site is partly greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					A core path traverses the site	Maintain and incorporate core path

				into development, provide diversion where this is not possible
11	N/Y	-	The site is partly greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and adjacent to bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	Much of the site is identified as a locally important archaeological site in the Historic Environment Record	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. The site may affect view views over the site and there are mature trees within the site that are valued landscape features	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views. Tree planting and safeguards for amenity should be provided.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan but is allocated for special uses	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA3 South of Church Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	N			=					No part of the site is identified in the open space audit	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y				-				The site is partly greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	A small watercourse runs adjacent to the southern boundary of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	A small part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies adjacent to the village centre and approximately 60m bus stops within the site	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	The site does not lie within a Conservation Area	N/A
28	N	=	There are no Listed Buildings within or adjacent to the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No sites identified as locally important archaeological sites in the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. There are mature trees within the site that are valued landscape features that may be affected	Retention and protection of mature trees where possible, replanting of any lost trees
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and is allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA4 St Benedict's Abbey

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site contains semi-natural woodland	Suitable mitigation should be brought forward in consultation with SNH.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	-	The site may affect the present green network as the site is partly greenfield in nature and contains semi natural woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Development should avoid impact on the Green Network through preparation and implementation of a landscaping plan.
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	-	Much of the is identified in the Highland Open Space Audit	Any new build should minimise loss of open space
10	Y	=	A core path runs adjacent to the northern boundary of the site	Provide connection to core path where possible
11	N/ Y	-	The site is partly greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore	N/A

			it is unlikely that its development would have a significant impact on the local landform.	
18	Y	=	The Caledonian Canal lies to the north of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies within the village centre and there are bus stops within the site	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	Y	=	The site lies within Fort Augustus Conservation Area	Design Statement may be required. Consultation with relevant internal Council department
28	Y	-	The A Listed Fort Augustus Abbey Church lies within the site	Consultation with Historic Scotland to ensure sympathetic reuse of the building.

				Design Statement may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	Several sites identified as locally important archaeological sites in the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. There are mature trees within the site that are valued landscape features that may be affected	Retention and protection of mature trees
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and is allocated as the village centre	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA5 – Fort Augustus Golf Course

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space as it is proposed to be an expansion area for the golf course	N/A
4	Y			+					The site may provide opportunities for	N/A

			people to come into contact with nature/natural environments as it is located close to woodland and open countryside	
5	Y	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to for road safety measures as part of the development, for example speed bumps	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is gently undulating and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up	N/A

			to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and 150m from bus stops from which local services operate	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	Two locally important archaeological sites identified on the Historic Environment Record lie within the site, including the south western boundary wall of Government Lands	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A

32	Y	=	The site will not affect any landscape designations. Likely to be limited landscape impacts due to the nature of the proposal	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views. Tree planting and safeguards for amenity should be provided.
33	N	=	The site is gently undulating and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and allocated for expansion of the golf course	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA6 West of Academy School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space as it is proposed to be an expansion area for the golf course	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open	N/A

			countryside	
5	Y	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope for road safety improvements as part of the development, for example speed bumps	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is gently undulating and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public	N/A

			network can be made. It is anticipated that this development would connect to the waste water treatment works	
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies adjacent to the secondary school and approximately 200m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. The is unlikely to affect key views, but may affect mature trees within and close to the site	Retention and protection of mature trees

33	N	=	The site is gently undulating and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and allocated for special uses	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: FA7 South east of Swing Bridge

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site contains semi-natural woodland	Suitable mitigation should be brought forward in consultation with SNH.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site may affect the present green network as the site is partly greenfield in nature and contains semi natural woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Development should avoid impact on the Green Network through preparation and implementation of a landscaping plan.
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is limited scope for road safety measures as part of the development of the site	N/A
7	N			=					There are no known bad neighbour	N/A

			uses nearby	
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	N	=	No part of the site is identified in the Highland Open Space Audit	N/A
10	Y	=	A core path runs adjacent to the southern boundary of the site	Provide connection to core path where possible
11	N/ Y	-	The site is partly greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	The Caledonian Canal lies adjacent to the north of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	A northern part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will	N/A

			provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies within the village centre and there are bus stops within the site	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	Y	=	The site lies within Fort Augustus Conservation Area	Design Statement may be required. Consultation with relevant internal Council department
28	N	=	There are no Listed Buildings within the site, although development of the site may affect the setting of the A Listed Fort Augustus Abbey	Consultation with Historic Scotland to ensure sympathetic reuse of the building. Design Statement may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No sites identified as locally important archaeological sites in the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. The site may affect views of the Canal in the village centre	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and is allocated for special uses	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would	N/A

			be restricted to a minimum	
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Fortrose and Rosemarkie

Site Reference: FR1 Greenside Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may have some impact on the green network of the area as the site is currently greenfield in nature. Development may also be required to create green space in line with the Council's guidance	N/A
4	N			=					The site is not likely to provide opportunities for people to come into contact with nature/natural environments other than that within the surrounding countryside	N/A
5	Y				+				Development of the site is likely to require some off site road improvements, such as road widening, which may result in improvements to road safety	N/A
6	Y				+				There is scope to include traffic calming measures within the development that will contribute to	N/A

			improved road safety	
7	N	=	There are no bad neighbour developments of physical constraints within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site will result in some loss of open space however this is not considered usable – there may also be an element of open space created as part of development of the site	N/A
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y	=	There may be some changes to land form/level given the site is slightly sloped which may have implications	SUDS to be incorporated within the

			for drainage/soil	development
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	++	The site is within 400m straight line distance of the town centre/community facilities. The site itself will also create additional facilities within close proximity to residential areas	N/A
26	Y	+	The site may be capable of providing a contribution to encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A

30	N	=	The site will not impact on any HER site	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should have due regard to the SLA to ensure no negative impact
33	N	=	Development of the site is unlikely to have any impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for mixed use development in the Ross and Cromarty East Local Plan and is located within the site boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: FR2 Ness Gap

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is located within close proximity to the Moray Firth Special Area of Conservation and may impact on its setting	Consultation with SNH may be required to ensure development of the site does not negatively impact on the SAC
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	N	=	The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside and proximity to Moray Firth SAC	N/A
5	Y	+	Development of the site may require some off site road improvements which may contribute to improved road safety	N/A
6	Y	+	There may be scope to include traffic calming measures, such as home zone principles within the development which may improve road safety	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	Y	+	The Ness Road – Greengates Core Path is located along the eastern boundary of the site	Development should maintain and incorporate the path

11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site may result in a loss of soil; this is partially classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in changes to landform or level	SUDS will be required
18	N	=	There are no watercourses, loch or sea within close proximity to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within reasonable distance of the village centre which may result in less car use contributing to air pollution	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not likely to be at risk from coastal erosion or natural coastal	N/A

			processes	
23	Y	+	There may be scope to incorporate some form of renewable energy as part of development of the site	N/A
24	Y/ N	=	The site may be slightly sheltered from the prevailing wind given the area surrounding the site is partially built up	Landscaping may be capable of providing a suitable buffer from the prevailing wind. Development should also take account of the site's solar orientation
25	Y	+	The site is within 400m straight line distance of community/retail facilities which encourage walking and cycling	Strong active travel links to be incorporated within the site and to the village centre
26	Y	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is partially located within to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA
33	N	=	The site is unlikely to have any impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y	-	The site is allocated for housing use in the Ross and Cromarty East Local Plan and is located within the settlement boundary (infill development)	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: FR3 Cemetery Extension

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					Development of the site is unlikely to have some an impact on the existing green network of the area	N/A
4	N			=					The site is not likely to provide opportunities for people to come into contact with nature/natural environments other than that within the surrounding countryside	N/A
5	N			=					Development of the site is unlikely to require any off site road improvements	N/A
6	N			=					There is unlikely to be any requirement to incorporate traffic calming measures within the site	N/A
7	Y			=					The site is located within close proximity to a waste water treatment works which may be considered bad neighbour	Suitable buffer may be required
8	N			=					There are no known land contamination issues affecting the site	N/A
9	N			=					The site will result in some loss of open space however this is not considered usable – there may also	N/A

			be an element of open space created as part of development of the site	
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	N	=	Development of the site is not likely to result in any changes to land form or level	N/A
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	++	The site is within 400m straight line distance of the town	N/A

			centre/community facilities and on a bus route. The site itself will also create additional community facilities within close proximity to residential areas	
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	Y	=	There is 2 HER monuments located on the north eastern boundary of the site (Rosemarkie burgh/ Coin hood in Cairn) which may be impacted by development	Consultation with the relevant Council departments may be required to identify suitable mitigation measures
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is located within close proximity to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area however is not anticipated to impact on its setting	N/A
33	N	=	Development of the site is unlikely to have any impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for community uses in the Ross and Cromarty East Local Plan and is located within the site boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Inchmore

Site Reference: IC1 West of Former Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential	N/A

			Developments Guidance	Supplementary	
10	Y	=	A core path lies to the north of the site		Provide connection to core path where possible
11	N/ Y	-	The site is greenfield in nature		N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site		N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land		Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland		N/A
15	N	=	The site will not affect the viability of any crofting unit		N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling		N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform		N/A
18	N	=	There are no water courses within or adjacent to the site		N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works		N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions		N/A
21	Y	=	Approximately 20% of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map		Flood Risk Assessment likely to be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes		N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide		N/A

			Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies within the village centre and 50m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A

28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	-	The site will not affect any landscape designations. Potential for landscape and visual impacts, particularly from the A862 and upon distinction and character of Inchmore	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the Inchmore settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: IC2 East of Inchmore Gallery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)	
		+	+	=	-	-	??	+/-			
1	Y				-				The Inner Moray Firth Ramsar and	Habitats	Regulation

			Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Appraisal to assess any potential impacts
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path lies to the north of the site	Provide connection to core path where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of	Re-use of soil within

			soil and the entire site is prime agricultural land	the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies within the village centre and there are bus stops adjacent to	N/A

			the site from which local services operate	
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	-	The site will not affect any landscape designations. Potential for landscape and visual impacts, particularly from the A862 and upon distinction and character of Inchmore	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Inchmore settlement boundary in the Inverness Local Plan but is allocated for amenity use	N/A

36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A
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Site Reference: IC3 Former Inchmore Hall

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to improve road safety, for example speed bumps	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	Y	=	A core path lies to the north of the site	Provide connection to core path where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated	N/A

			that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Approximately 10% of the site is at risk from flooding in the SEPA 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies within the village centre and there are bus stops approximately 100m from the site from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	N	=	The site will not affect any landscape designations. Limited potential for	N/A

			landscape and visual impacts due to scale of development site	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Inchmore settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Invergordon

Site Reference: IG1 Former Victoria Garage

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					It is unlikely that development of the site will affect the green network as the site is brownfield with no public access. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast	N/A
5	Y				+				Off site road improvements are likely to be required, for example at High Street	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	Y	-	The site lies directly east of the now vacant Seabank Tank Farm. However as this site is not in use this is unlikely to be an issue	N/A
8	Y	-	The site is brownfield and was formally used as a car garage, as such there is potential for contaminated land issues	A Contaminated Land Report may be required to identify any necessary remediation measures
9	N	=	The site will not result any loss of usable open space given the site is brownfield and not currently accessible to the public. However the site may provide an opportunity to create additional open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, right of way or path contained in the Highland Path Record	Explore opportunities to connect to the existing path network where possible
11	Y	=	The site is brownfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of a minimum amount of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	N/A

			collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within 200m of the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively enclosed by built development and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 200m from the town centre and adjacent to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may not be required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and subject to a sympathetic design will not affect the distinctiveness of the landscape character of the area	Design Statement may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan but is allocated for special uses (church)	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG2 Invergordon Mains West

No	Y/ N	Will the impact be...	Justification	Mitigation Measures
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	N	+	+	=	-	-	??	+/-			
1	N			=						The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=						There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=						It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				+					Off site road improvements are likely to be required	N/A
6	Y				+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y			=						The site is currently a working farm and includes steading buildings associated with the farm. However should the site be developed it is expected that the farm will not longer operate from this base and it is therefore unlikely to be an issue	N/A

8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path record traverses a central part of the site and runs adjacent to the sites eastern boundary	Retain path and incorporate into development
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A small watercourse that appears to have been historically straightened runs adjacent to the north east	Allow space for restoration and development of future

			boundary of the site	processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 600m from the town centre and there are public transport opportunities adjacent to the sites western boundary which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 600m from the town centre and there are bus stops from which local services operate adjacent to the site's western boundary	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a	N/A

			Conservation Area	
28	Y	-	The B Listed Invergordon Mains lies within the site, this building and its setting may be affected by the development	Listed Building must be incorporated into the development and not demolished. Potential for restoration and conversion of the steading building. Design Statement likely to be required to illustrate impact of development upon setting of this building.
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Invergordon Mains Farmhouse, a locally important archaeological site contained in the Historic Environment Record, lies within the site	Consultation with relevant internal Council departments to ensure the site or its setting is not harmed by development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some mature trees filter views into and out of the site, however it has an open aspect facing north	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan but is allocated for amenity use	N/A
36	Y/	=	It is likely that development of the site will include street lighting in the	Restricted use of street

	N		interests of safety which may contribute to light pollution	lighting
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Site Reference: IG3 Cromlet

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y					+			Off site road improvements are likely to be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N							=	There are no known bad neighbour	N/A

			uses nearby	
8	Y	-	There are known to be contaminated land issues on the site associated with its former use as a part of the tank farm	A Contaminated Land Report may be required to identify any necessary remediation measures
9	N	=	The site will result some loss of usable open space. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core paths runs adjacent and parallel to the site	Provide connection to core path where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 160m from the town centre and there are public transport opportunities within 130m straight line distance which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 160m from the town centre and there are bus stops from which local services operate within a approximately 130m straight line distance from the site	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A

27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact upon any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some mature trees filter views into and out of the site, however it the site is generally exposed	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business and special uses (church/recreational use)	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG4 House of Rosskeen

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	--	The site is unlikely to affect any natural heritage designation. Large	Minimise loss of trees; provide adequate

			parts of the site are designated as Ancient and semi-natural woodland.	development set back; Tree Management Plan may be required.
2	Y/N	=	There may be protected species in the area.	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site is likely to affect features that currently provide for the movement of species including mature woodland and other tree belts. Development of the site may provide opportunities to enhance the green network consistent with the requirements of the Council's Supplementary Guidance on Green Networks	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity of open countryside.	
5	Y	+	Off site road improvements may be required	
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	
7	N	=	There are no bad known neighbour uses nearby	
8	N	=	There are no known contaminated land issues affecting the site	
9	N	=	Whilst the site includes an open field formerly used for the Invergordon Highland Games this space has not been used in some time. Therefore development of the site will not have any impact on useable open space. Development of the site consistent with the Council's Supplementary Guidance on Open Space in New Residential Areas provides to the opportunity to create additional public space.	N/A
10	Y	-	A core path runs parallel to the boundaries of the site.	The core path must either be retained while maintaining or enhancing its amenity value; or alternative

				access provision provided that is no less attractive, is safe and convenient for public use, and does not damage or disturb species or habitats.
11	Y	+/-	The site is largely greenfield comprising open space and woodland but also includes several existing buildings including semi-derelict/ruined cottages and a large mansion house.	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	
13	Y	-	Development of the site may result in the loss of soil; much of the site is prime agricultural land	Ensure best use is made of the site
14	N	=	The site will not affect any area of peatland	
15	N	=	The site will not affect the viability of any crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore unlikely to require any change in land form and level	
18	Y	=	There is a small water course adjacent to the western boundary of the site	Allow space for restoration and development of natural processes
19	Y	+	Both systems exist close to site therefore it is assumed a connection can be made	
20	Y	=	Development of this site may affect local air quality either through emissions from the development itself or through emissions from additional traffic as it lies some distance from the village centre. However it does lie within 250m straight line distance of a bus stop.	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA indicative coastal and river flood map	N/A

22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The developable part of the site is likely to be sheltered from prevailing wind as it surrounded by mature trees. The site has a principal aspect between SW and SE.	N/A
25	Y	=	Whilst the site is some distance from the town centre is a bus stop from which local services operate approximately 250m straight line distance from the site. The site may therefore encourage provision for active travel. There may be opportunities to improve walking/cycling routes.	N/A
26	N	=	A financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site is not within a conservation area nor will it affect the setting of any conservation areas	N/A
28	N	=	The site will not impact on any listed building or its setting	
29	N	=	The site is not within or likely to affect any Conservation Area	
30	Y	-	The site contains a several locally important features identified in the Historic Environment Record including the former Invergordon Castle.	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings; archaeological studies likely to be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	
32	Y	-	Development of the site may result in the removal ancient and long established woodland which is a valued landscape feature. Key views are unlikely to be affected as the site is screened by the presence of mature trees.	Minimise loss of trees; provide adequate development set back; Tree Management Plan may be required.

33	N	=	The site is relatively flat and therefore its development is unlikely to have a significant impact on local landform	N/A
34	N	+	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restrict use of street lighting

Site Reference: IG5 Former Railway Sidings

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					It is unlikely that development of the site will affect the green network as the site is brownfield. Development of the site would be expected to create some pockets of open/green space	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open space	N/A
5	Y			+					Off site road improvements may be required, for example a new junction onto the B817	N/A

6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site lies adjacent to a number of industrial buildings, however as the preferred use is for industrial purposes there are unlikely to be significant amenity issues	N/A
8	Y	-	There may be contaminated land issues on the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary remediation measures
9	N	=	The site will not result in loss of usable open space. The development may provide the opportunity to create some new areas open space	N/A
10	N	=	The site will not affect any core paths, rights of way of paths contained in the Highland Path Record	Connect the site to the existing path network where possible
11	Y	=	The site is brownfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	N/A

			collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 90m from the town centre and public transport opportunities are adjacent to the site which may decrease car travel contributing to air pollution	N/A
21	N	=	None of the site is identified as being at risk from fluvial or coastal flooding	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 90m from the town centre and adjacent to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and unlikely to affect valued landscape features or negatively affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated for special uses	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG6 Seabank Tank Farm Former Fuel Storage Depot

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+	+	=	-	-	??	+/-		

1	N	=	The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	+	It is unlikely that development of the site will affect the green network as the site is brownfield and currently not accessible to the public. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast	N/A
5	Y	+	Off site road improvements are likely to be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	=	A distillery lies to the east of the site and the northern boundary of the site is formed by a railway	Noise Assessment may be required to identify any necessary mitigation measures
8	N	--	The site comprises Seabank Tank Farm, a vacant site containing a large number of now disused fuel tanks	Contaminated Land Report will be required that is likely to identify significant decontamination is necessary before the site could be used for

				other uses. The tanks will require to be removed
9	N	+	The site will not result in any loss of usable open space as the site is brownfield and there is currently no public access to it. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance and there is also an opportunity to provide significant areas of open space as part of a master planned mixed use area	N/A
10	N	+	The site will not affect any core paths, rights of way or paths contained in Highland Path Record. There is an opportunity to provide new path links through the site	Masterplan should provide new path links through the site
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	As the site is brownfield it will not result in loss of soil quality and capability and the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	Several of what appear to be artificially created minor watercourses lie within the site	Allow space for restoration and development of future processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 60m from the town centre and there are public transport opportunities adjacent to the site's northern boundary which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by bunds and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 60m from the town centre and there are bus stops from which local services operate adjacent to the site's southern boundary	N/A

26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	-	The B Listed Invergordon Free Church lies close to the western boundary of the site, the setting of this building may be affected by the development	Design Statement may be required to illustrate impact of development upon setting of this building.
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The entire tank farm is identified as a locally important archaeological site contained in the Historic Environment Record, it is listed as the Invergordon Royal Navy Fuel Depot/Oil Fuel Birth	Consultation with relevant internal Council departments to ensure the site or its setting is not harmed by development. Opportunity for interpretation boards to illustrate former use of site
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	+	The site is not located within any landscape designations. Bunds round the site minimise any open views into the site	Landscape Framework may be required, in terms of visual amenity it may be beneficial to remove the bunds
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and is	N/A

			allocated for expansion	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG7 Invergordon Mains East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			+					Off site road improvements are likely to be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of	N/A

			the site	
7	Y	=	The site lies to the west of a working farm and close to its steading buildings. It also lies close to Inverbreakie and Castle Avenue Industrial Estates	Noise Assessment may be required to identify any necessary mitigation measures
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Paths contained in the Highland Path Record run adjacent to the northern, eastern and western boundaries of the site	Retain paths and incorporate into development
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A small watercourse that appears to have been historically straightened runs adjacent to the northern boundary of the site	Allow space for restoration and development of future processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 700m from the town centre and there are public transport opportunities adjacent to the site's southern boundary which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 700m from the town centre and there are bus stops from which local services operate adjacent to the site's southern	N/A

			boundary	
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	-	The B Listed Invergordon Mains lies to the west of the site, the setting of this building may be affected by the development	Design Statement likely to be required to illustrate impact of development upon setting of this building.
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Invergordon Mains Kennels, a locally important archaeological site contained in the Historic Environment Record, lies within the site	Consultation with relevant internal Council departments to ensure the site or its setting is not harmed by development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some mature trees filter views into and out of the site, however it has an open aspect facing north	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan but is allocated for expansion	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: IG8 Invergordon Mains North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y					+			Off site road improvements are likely to be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y							-	Overhead cables and pylons traverse the site	Minimum clearance to be maintained between the conductors,

				ground, roads, trees and objects on which a person may stand
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space as part of a master planned development	N/A
10	Y	=	Paths contained in the Highland Path Record run adjacent to the northern and southern boundaries of the site	Retain paths and incorporate into development
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	Two small watercourses, the Johnstone Ditch and the Big Ditch, lie	Allow space for restoration and

			within and on the northern boundary of the site respectively, both appear to have been historically straightened	development of future processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies approximately 1.7km from the town centre and public transport opportunities are approximately 500m south which may increase car travel contributing to air pollution	N/A
21	Y	-	30-40% of the site is identified as being at risk from fluvial flooding on the SEPA flood map	Flood Risk Assessment will be required, the outcome of which is likely to affect the layout and design of development
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 1.7km from the town centre and there are bus stops within approximately 500m straight line distance	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be	N/A

			required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Three locally important archaeological sites contained in the Historic Environment Record lie within the site	Consultation with relevant internal Council departments to ensure the sites or their settings are not harmed by development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some mature trees filter views into and out of the site, however development of the is still likely to affect key views over the site	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is out with the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG9 Inverbreakie Industrial Estate

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create some areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open space	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N			=					There are no know bad neighbour developments nearby	N/A
8	N			=					There are no known contaminated land issues	N/A
9	N			=					The site will not result in loss of usable open space. The development	N/A

			may provide the opportunity to create some new areas open space	
10	N	=	A path contained in the Highland Path Record runs adjacent to the southern boundary of the site	Provide connection to adjacent path where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	Two small watercourses that appear to have been historically straightened traverse the site	Allow space for restoration and development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 1.1km from the town centre but there are public transport opportunities within 300m site which may decrease car	N/A

			travel contributing to air pollution	
21	N	=	None of the site is identified as being at risk from fluvial or coastal flooding	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	+	The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind. The site has a principal south facing aspect	Shelter belt plating may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1.1km from the town centre and 300m straight line distance to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within the site	N/A

31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and unlikely to affect valued landscape features or negatively affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated for industrial use	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG10 Cromarty Firth Industrial Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as parts of the site are greenfield in nature.	N/A

			Development of the site would be expected to create some areas of open/green space	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open space	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	There are no known bad neighbour developments nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will not result in loss of usable open space. The development may provide the opportunity to create some new areas open space	N/A
10	Y	=	Paths contained in the Highland Path Record traverse the site	Ensure paths are integrated and maintained in the development site
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of	N/A

			any crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A small watercourse runs adjacent to the northern boundary of the site, it appears to have been historically straightened	Allow space for development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 1.3km from the town centre but there are public transport opportunities within 400m of the site which may decrease car travel contributing to air pollution	N/A
21	N	=	None of the site is identified as being at risk from fluvial or coastal flooding	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore likely to be sheltered from prevailing wind. The site has a	Design of buildings to take account of solar

			principal south facing aspect	orientation
25	Y	+	The site is approximately 1.3km from the town centre and 400m straight line distance to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The entire site is identified as a locally important archaeological site and is contained in the Historic Environment Record, it is recorded as the Aluminium Works	Consultation with relevant internal Council departments may be necessary to ensure no harm to the site or its setting
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to affect valued landscape features or negatively affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated for industrial use	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: IG11 Invergordon Harbour Area

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				--				The site lies within the Cromarty Firth Special Protection Area, Ramsar and Site of Special Scientific Interest sites	Further information on the impact of the proposal on the designated sites will be required and future management plan detailing potential impacts and mitigation will be required.
2	Y/ N			=					There may be protected species in the area, particularly given the above designations	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					Development of the site will not affect the green network as brownfeld and not accessible to the public	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast	N/A
5	Y					+			Off site road improvements may be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A

7	N	=	There are no known bad neighbour developments nearby	N/A
8	Y	-	There may be contaminated land issues it is a brownfield site	Contaminated Land Report may be required
9	N	=	The site will not result the loss of any usable open space	Development of the site may be expected to retain a proportion of open space
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	Y	=	The site is brownfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	The site lies adjacent to the Cromarty Firth	Allow space for development of natural processes in the future

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 150m from the town centre and there are public transport opportunities within the site which may decrease car travel contributing to air pollution	N/A
21	Y	=	A large part of the site is identified as being at risk from coastal flooding	A Flood Risk Assessment is likely to be required, the outcomes may affected the layout and development of the site
22	Y	-	The site is likely to be affected by coastal erosion or natural coastal processes	Development may be required to be set back from the coast
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively exposed to the south and therefore unlikely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 150m from the town centre and bus stops from which local services operate lie within the site	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a	N/A

			Conservation Area	
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. Given the presence of a high mature hedge development of the site is unlikely to affect views over the Cromarty Firth	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated industrial use	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: IG12 Delny

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies adjacent to the Cromarty Firth Special Protection Area, Ramsar and Site of Special Scientific Interest	Management Plan may be required

			sites	
2	Y/ N	=	There may be protected species in the area, particularly given the above designations	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site will affect the green network as the site is greenfield in nature	Provide green network connections throughout the site
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements are likely to be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	The site is bounded to the north by the A9 Trunk Road	Transport Assessment may be required; buildings should be set back a minimum 150 metres from the trunk road
8	N	=	There are no known contaminated land issues	Contaminated Land Report may be required
9	Y	=	The site will not result the loss some open space as the site is green field, however much of this open space is currently in agricultural use and hence is not usable	Development of the site may be expected to retain a proportion of open space
10	Y	=	A path contained in the Highland Path Record runs adjacent to the eastern	Retain existing path and provide connection

			boundary of the site	where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil and the majority of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	Part of the site lies adjacent to the coast of the Cromarty Firth and a number of small watercourses and drains that appear to have been historically straightened lie within and adjacent to the site	Allow space for development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies some distance from Invergordon town centre and is within 550m of public transport opportunities within the site which may increase car travel contributing to air pollution	N/A

21	Y	--	A large part of the site is identified as being at risk from fluvial flooding and a small part is at risk of coastal flooding	A Flood Risk Assessment is likely to be required, the outcomes may affected the layout and development of the site
22	Y	-	The site is likely to be affected by coastal erosion or natural coastal processes	Development may be required to be set back from the coast
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	N	-	The site is some distance from the town centre and bus stops from which local services operate lie within approximately 550m	Contribution towards sustainable travel patterns may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Two locally important archaeological sites contained in the Historic	Consultation with relevant internal

			Environment Record lie within the site	Council departments to ensure sites contained in the HER are not harmed
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. There are key views over the site from the A9(T) over the site and the Cromarty Firth	Landscape and Visual Assessment and Landscape Framework likely to be required. Buildings to be set back a minimum 150m from the A9 and intervening land to be suitably landscaped to minimise visual impact
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated for industrial use	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Inverness

Site Reference: IN1 Travellers' Site at Stadium Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	Y			=					The site has lighting but refurbishment could offer pedestrian safety improvements	Ensure such provision
7	Y				-				Former landfilled area and still licensed site adjacent	Remediation of site and land adjacent
8	Y				-				Low level landfill gas issues and need for better soil cap	Remediation
9	N			=					Neutral impact on public open space unless better facilities result in loss of internal playing field	Minimise loss or consider replacement provision closeby
10	N			=					Likely neutral impact on paths network	N/A
11	Y			=					Likely neutral impact of refurbishment	N/A
12	N			=					No known geodiversity issues	N/A
13	Y				+				Better soil cap likely to be added	Maximise use of improved greenspace - e.g. raised bed allotments?
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y				+				Recycling facilities within wider district	Adequate bin storage
17	N			=					No re-contouring required	DIA required
18	N				-				No watercourses close to site	N/A
19	N				-				Better sewerage connection required	Connection to public mains required
20	N			=					No known air quality issues	N/A
21	N			=					Outwith known flood risk areas	FRA & DIA required
22	N			=					No known coastal erosion issues	N/A
23	N				-				No local renewable energy source proposed on site or closeby	None
24	N				-				Aspect - flat site, no shelter, good altitude	Maximise S / SE elevations in any refurbishment
25	N				-				Poor accessibility to community facilities	Improved pedestrian connectivity

26	Y		+						Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=						Outwith any conservation area	N/A
28	N		=						No listed structures within site or closeby	N/A
29	N		=						No Inventory site closeby	N/A
30	N		=						No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N		=						No SAM closeby	N/A
32	N		=						No significant impact on local landscape	N/A
33	N		=						No significant re-contouring	N/A
34	N		=						No wild land area closeby	N/A
35	Y		-						Within adopted plan City boundary and allocated as urban village	N/A
36	Y		-						Possible increased lighting	Low, downward emission design for any lighting used

Site Reference: IN2 - Porterfield Prison

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible habitats and species impacts within older buildings	Bat and possible bird survey work of older buildings to assess impacts and mitigation
3	N			=					No impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	Y				+				The site has lighting but redevelopment could offer pedestrian safety improvements	Ensure such provision
7	N				+				No bad neighbour uses closeby - arguably this will remove a bad neighbour use	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Neutral impact on public open space unless on-site provision made	N/A
10	N			=					Likely neutral impact on paths network unless better connectivity incorporated	N/A
11	Y			=					Likely neutral impact with redevelopment	N/A

12	N	=	No known geodiversity issues	N/A
13	N	=	No impact on soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Outwith known flood risk areas	DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations in any redevelopment
25	Y	+	Good accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	Y	-	Within conservation area extension	Good siting and design
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and special uses designation	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN3 Hedgefield House

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Possible TPO designation/feature impact	Woodland safeguard
2	Y				-				Possible habitats and species impacts within older buildings and woodland	Bat and possible bird survey work of older buildings to assess impacts and mitigation
3	N			=					No significant impact on any green	N/A

			network	
4	N	=	No impact on accessibility of any green network	N/A
5	N	=	Neutral impact on existing access arrangements	N/A
6	Y	+	The site has lighting but redevelopment could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	Neutral impact on public open space unless on-site provision made	N/A
10	N	=	Likely neutral impact on paths network unless better connectivity incorporated	N/A
11	Y	=	Likely neutral impact with redevelopment - positive for refurbishment	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No impact on soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Outwith known flood risk areas	DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations in any redevelopment
25	Y	+	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed structures within site or closeby	Sensitive refurbishment where possible
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A

33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and part special uses designation	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN4 Land at Inverness College

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N			=					There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	N				+				The site is unlikely to affect the green network as the site is brownfield in nature. Likely redevelopment of site will provide opportunities to enhance the green network of the area.	Enhancement of green network
4	Y			=					The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments	Improve pedestrian connections to such spaces
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	Y				-				The site lies adjacent to the Longman Industrial Estate	Dependant upon nature of proposed uses a Noise Assessment may be required
8	Y				?				Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N				-				The site does not contain any green space. It is likely opportunities will arise to create additional or higher quality open space as part of development of the site	Provide areas of open space as part of development
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing path network,

				particularly in terms of improving pedestrian connections to the city centre
11	Y	+	Brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform and	N/A
18	N	=	There are no water bodies within or adjacent to the site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from fluvial and coastal flooding on the SEPA flood risk map	N/A
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	=	The site lies close to the city centre	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	The site will not affect a Conservation Area.	N/A
28	N	=	The site will not affect any Listed Buildings	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites lie within the site	N/A
31	N	=	The site will not affect any SM	N/A
32	N	=	Site is unlikely to affect the distinctiveness and special qualities of the present landscape character. Opportunity to improve appearance of highly visible site	Design Statement likely to be required. Good siting and design of buildings
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for industrial uses	N/A
36	Y	-	Increased street lighting	Low, downward

									emission design for any lighting used
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Site Reference: IN5 North east of Academy Street

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N			=					There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	N				+				The site is unlikely to affect the green network as the site is brownfield in nature. Likely redevelopment of site will provide opportunities to enhance the green network of the area.	Enhancement of green network
4	Y			=					The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments, for example the River Ness	Improve pedestrian connections to such spaces
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	Y			=					Numerous uses are present within the site, including Inverness Bus Station	Dependant upon nature of proposed uses a Noise Assessment may be required
8	Y				?				Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y				+				Open space within the site is limited to a burial ground. It is likely opportunities will arise to create new high quality open space as part of development of the site	Provide areas of open space as part of redevelopment
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing path network
11	Y				+				Brownfield site	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					No loss of soil quality	N/A
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform and	N/A
18	N	=	There are no water bodies within or adjacent to the site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from fluvial and coastal flooding on the SEPA flood risk map	N/A

22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	++	The site lies within to the city centre	Improved pedestrian connectivity through site to surrounding areas
26	N	=	As site lies within city centre there is limited opportunity to provide a financial contribution towards more sustainable travel patterns	N/A
27	Y	=	The site lies partially within the Inverness Riverside Conservation Area	Opportunity to improve appearance of Conservation Area, careful design and siting of any new buildings
28	Y	=	Several Listed Buildings lie within the site	Design Statement may be required. Retention of Listed Buildings and restoration where appropriate. Protection of setting of Listed Buildings
29	N	=	No Inventory site closeby	N/A
30	Y	=	Numerous HER sites lie within the site	Possible pre-determination sampling work
31	N	=	The site will not affect any SM	N/A
32	Y	=	The site is a key area of Inverness City Centre, opportunity for	Design Statement likely to be required. Good

			regeneration could improve appearance of the area and provide valued landscape features. Key views should be protected and opportunities to create new key views, for example open up the riverside should be explored	siting and design of buildings
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and identified as part of the city centre	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN6 Bridge Street

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N			=					There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	N				+				The site is unlikely to affect the green network as the site is brownfield in nature. Likely redevelopment of site will provide opportunities to enhance the green network of the area	Enhancement of green network
4	Y			=					The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments, for example the River Ness	Improve pedestrian connections to such spaces
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					There are no known bad neighbour uses	N/A
8	Y				?				Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y				+				The site will not affect any existing areas of open space. It is likely opportunities will arise to create new	Provide areas of open space as part of redevelopment

			high quality open space as part of development of the site	
10	Y	=	Core paths lie within parts of the site	Maintain and extend existing core path
11	Y	+	Brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform	N/A
18	Y	-	The site lies adjacent to the River Ness.	Allow space for restoration or development of natural processes
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	A western part of the site is identified as being at risk from coastal flooding on the SEPA flood risk map	Flood Risk Assessment may be required
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	++	The site lies within to the city centre	Improved pedestrian connectivity through site to surrounding areas
26	N	=	As site lies within city centre there is limited opportunity to provide a financial contribution towards more sustainable travel patterns	N/A
27	Y	=	The site lies within the Inverness Riverside Conservation Area	Opportunity to improve appearance of Conservation Area, careful design and siting of any new buildings
28	Y	=	The A Listed Inverness Town house has been removed from the allocation but several other Listed Buildings lie close to the site including Inverness Castle	Design Statement may be required. Retention of Listed Buildings and restoration where appropriate. Protection

					of setting of Listed Buildings
29	N	=		No Inventory site closeby	N/A
30	Y	=		Numerous HER sites lie within the site	Possible pre-determination sampling work
31	N	=		The site will not affect any SM	N/A
32	Y	=		The site is a key area of Inverness City Centre, opportunity for regeneration could improve appearance of the area and provide valued landscape features. Key views should be protected and opportunities to create new key views, for example open up the riverside should be explored	Design Statement likely to be required. Good siting and design of buildings
33	N	=		No significant re-contouring	N/A
34	N	=		No wild land area closeby	N/A
35	Y	=		Within adopted plan City boundary and identified as part of the city centre	N/A
36	Y	-		Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN7 Cameron Barracks

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			=					There may be protected species in the area	Protected species survey may be required
3	Y				-				The site is largely brownfield but with large areas of open space, is therefore likely that development of the site may affect the green network. However development of the site would be expected to provide opportunities to enhance the green network of the area	N/A
4	Y			=					Opportunity for people to come into contact with and appreciate nature/natural environments as there are areas of open space and woodland	Maximise any improved pedestrian accessibility
5	Y				+				Site likely to require local road improvements	Maximise these benefits in terms of road safety
6	Y			=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N			=					No bad neighbour uses closeby	N/A

8	Y	=	May be contamination issues	Possible survey work and any necessary remediation
9	Y	=	Site contains areas of green space identified in the Highland Greenspace Audit, however these are not publicly accessible as they live within the Army Barracks. Redevelopment of the site may allow for existing areas of open space to be publicly accessible and for new areas of open space to be provided	Maximise quality and quantity of any provision
10	N	=	Neutral impact on current path network	Provide connections to existing path network where possible
11	Y	+	Part brownfield	Maximise brownfield component
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	N/A
18	N	=	No watercourses pass through or border site	N/A
19	N	=	Services adjacent	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	FRA/DIA not likely to be required nor any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None

24	N	-	Aspect and shelter reasonable, however site is at relatively high altitude	Maximise S / SE elevations in any development
25	Y	+	Close to facilities, however altitude may discourage active travel	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A

28	Y	-	Listed structures within / closeby - potential adverse impact on setting	Conversion of Listed Buildings, good siting and design of nay new development
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Potential for adverse impact on local landscape. Potential for impact upon mature trees within site and adjacent to its boundaries	Careful siting and design. Retention of trees and set back of development
33	N	=	Re-contouring not likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for special uses	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN8 Former Longman Landfill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Moray Firth Special Area of Conservation and elements of the site contain Ancient woodland.	Habitats Regulation Appraisal likely to be required to assess any impact on SAC and necessary mitigation measures for this and the woodland.
2	Y			=					There are indications that a number of protected species may be present in the wider area	Survey work to assess impacts and mitigation
3	Y				-				The area is identified as incorporating a large area of natural/semi-natural green space. Some potential uses for the site would lead to a loss of some of the natural/semi-natural green space.	Developer contributions towards alternative or enhanced open space provision would need to be provided
4	Y			=					The site lies close to the Moray Firth therefore there are opportunities for people to come into contact with and appreciate nature/natural environments	N/A
5	Y				+				Likely off site road improvements will be required	The site will be required to contribute toward the improvement of both the local and trunk road network
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					There are no known bad neighbour uses	N/A
8	Y				--				Given the sites previous use as a landfill site it is anticipated that there would be a significant number of contaminated land issues	Contaminated Land Report will be required to identify necessary mitigation measures
9	Y				+				As question 3	As question 3
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing road network
11	Y				+				The site largely a brownfield site	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					No loss of soil quality	N/A
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y				+				Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y	=	The site may have an impact upon local landform as its redevelopment may result in a change in levels	DIA likely to be required
18	Y	-	The site lies close to the Moray Firth, however given there are areas of land between the site and the Firth there are limited opportunities for this site to contribute towards restoring the site to its natural state	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood risk map	N/A

22	Y	-	Site may contribute to coastal erosion issues	Carefully managed realignment would be required
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	The site lies some distance from local facilities but there are bus stops close to the site	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	The site will not affect a Conservation Area.	N/A
28	N	=	The site will not affect any Listed Buildings	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites lie within or adjacent to the site	N/A
31	N	=	The site will not affect any SM	N/A
32	Y	-	Site lies within a sensitive landscape and visual resource, including views from A9 and A96	Design Statement and Landscape and Visual Impact Assessment likely to be required. Good siting and design of buildings and enhancement of public access
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A

35	Y	=	Within adopted plan City boundary and allocated as an action area	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN9 Land to south and east of Inverness Harbour Marina

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Moray / Beaully Firth designations lie adjacent to site	Assessment of off-site impacts and any necessary mitigation
2	Y			=					Foreshore area and its habitat removed from allocation post Examination	Survey work to assess species impacts adjoining site
3	Y			=					"Green" (foreshore) network removed from allocation post Examination	N/A
4	Y				+				Improved pedestrian accessibility to Firth	Manage accessibility
5	Y				+				Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting likely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					No net change to public open space provision	Maximise quality and quantity of any provision
10	N			=					Possible extension to local path network	Maximise quality and quantity of retained provision
11	N			=					Reclaimed land but formerly foreshore	Secure net physical environmental improvement

12	N			=					No impact on geodiversity	N/A
13	N			=					No loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities closeby	Adequate bin storage
17	N			=					Landraising required	Possible DIA required
18	N			=					Reclaimed foreshore	N/A
19	Y			=					Services available	Connection to mains required
20	N			=					No known air quality issues but dependent upon users	N/A

21	Y	-	Previously within coastal and fluvial flood risk areas	Additional FRA/DIA may be required.
22	Y	-	Existing, new coastal defence will have an impact.	New, existing coastal defence may have off-site effects
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Aspect reasonable, altitude good, shelter poor	Maximise S / SE elevations - create shelter with buildings / planting
25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	Set back - careful siting and design
32	Y	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	N	=	No further earthworks required	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for special uses	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN10 Glebe St

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations	N/A
2	Y			=					Possible habitat and species impact	Survey work necessary to assess impacts and mitigation
3	N			=					This will not affect the green network	N/A
4	N			=					This will not affect access to the green	N/A

			network	
5	Y	+	The site could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses close by	N/A
8	Y	-	Possible contamination issues	Possible survey work and any necessary remediation
9	N	=	The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	N	=	There are no known rights of way or core paths here	N/A
11	Y	=	This site is a brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	=	There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	N	=	There are no watercourses within the site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	Y	-	Small part of the site is within fluvial flood risk area identified on the SEPA coastal flood risk map	FRA and surface water drainage arrangements agreed by THC in consultation with SEPA
22	N	=	No known coastal erosion issues	N/A
23	N	=	No renewable energy sources nearby	N/A
24	N	-	Reasonable aspect but not sheltered	None
25	Y	++	Excellent proximity to facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A

27	Y		+	Enhancement of brownfield site	Siting and design appropriate to the conservation area
28	N		=	There are no inventory of gardens and designed landscape feature	N/A
29	N		=	No Inventory site close by	N/A
30	Y		-	HER site	An archaeological assessment will be required prior to and during development on site. It is noted that gravestones dating to possibly the 17th Century are located within the existing boundary wall and these should be preserved
31	N		=	There is no SAM onsite or nearby	N/A
32	N		=	The site is not within any area designated for its landscape value however there may be some impact given the site is presently undeveloped	Good siting and design will be required to mitigate the affect of development
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area close by	N/A
35	Y		++	Identified for housing development	N/A
36	Y		-	Street lighting very likely	Low, downward emission design

Site Reference: IN11 Land west of MS Centre, Burnett Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y				-				Site comprises an area of green space within an industrial estate, therefore its loss is likely to affect the green network of the area	Provide areas of green space as part of the development of the site
4	Y			=					Site is within 1.5km of the River Ness	N/A
5	N			=					Limited off site road improvements may be required	N/A
6	N			=					There is scope for road safety measures to be provided as part of	N/A

			the development, for example speed bumps	
7	Y	-	The site lies within an industrial estate	Noise Assessment may be required
8	Y	-	Potential for contaminated land issues as the site lies within an industrial estate	Contaminated land report may be required
9	N	-	The site will result in the loss of an area of open space	Provide pockets of open space within development
10	N	=	Neutral impact on paths	N/A
11	Y	=	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of site within flood risk area	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	Within close proximity of city centre facilities, however pedestrian links are limited	Improved pedestrian connectivity
26	Y	+	Contributions could be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A

35	Y	-	Within adopted plan City boundary and allocated for industrial use	N/A
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN12 Harbour Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Possible small loss of woodland habitat	Minimise loss and survey work to assess species impacts
3	N			=					No green network connectivity available	Minimise loss and survey work to assess species impacts
4	N			=					No change in pedestrian accessibility to Green Networks	N/A
5	N			=					No significant local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting likely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby relevant to proposed use	N/A
8	N				-				Possible contamination issues	Possible survey work and any necessary remediation
9	N			=					No net change to public open space provision	Maximise quality and quantity of any provision
10	N			=					No net change to local path network	Maximise quality and quantity of any provision
11	Y			=					Part brownfield	Maximise brownfield component
12	N			=					No impact on geodiversity	N/A
13	N			=					No significant loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					No recycling facilities closeby	Adequate bin storage
17	N			=					No significant re-contouring required	Possible DIA required
18	Y				-				Watercourse borders site	Retain and maintain set back
19	Y			=					Services available	Connection to mains required
20	N			=					No known air quality issues but	N/A

			dependent upon users	
21	Y	-	Within fluvial flood risk area	FRA/DIA required and any necessary mitigation (FPO/FPS in preparation)
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable, altitude good, shelter reasonable	Maximise S / SE elevations - create shelter with buildings / planting
25	N	=	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A

28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest adjacent - possible impact on setting	Possible pre-determination survey and mitigation / set-back
31	N	=	No SAM closeby	Set back - careful siting and design
32	N	=	No adverse impact on local landscape	N/A
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for business / industrial development	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN13 Former Longman Landfill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Several coastal nature conservation designations closeby and some areas of the site contain semi-natural and ancient woodland.	Assessment of off-site impacts and any necessary mitigation

2	N			=					Regenerating former landfill site with	Possible survey work
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			scrub cover	to assess species impacts
3	Y	-	Incursion into green network	Retain viable width corridor
4	N	=	Restricted public access to area likely to continue for Plan period	N/A
5	Y	+	Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting likely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby relevant to proposed use	N/A
8	Y	--	Former but still licensed landfill site	Possible survey work and any necessary remediation
9	N	=	No net change to public open space provision (no public access permissible)	Maximise quality and quantity of any provision
10	N	=	No net change to local path network (no public access permissible)	Maximise quality and quantity of any provision
11	Y	=	Former but still licensed landfill site	Maximise brownfield component

12	N	=	No impact on geodiversity	N/A
13	N	=	No significant loss of soil quality – soil cap should be re-distributed if disturbed	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	Potential for EfW, MRF and other waste management facilities	Maximise range and use of such facilities
17	N	=	No significant re-contouring required	Possible DIA required
18	Y	-	Watercourse borders site	Retain and maintain set back
19	N	-	Sewerage extension may be required	Connection to mains required
20	Y	-	Air quality issues likely	Assessment and separate permit process required
21	Y	-	Site borders coastal flood risk areas	FRA/DIA required and any necessary mitigation (FPO/FPS in preparation)
22	N	=	No coastal erosion issues	N/A
23	Y	++	Development could incorporate local renewable energy source	Maximise local use of facility

24	Y	+	Aspect reasonable, altitude good, shelter reasonable	Maximise S / SE elevations – create shelter with buildings /
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				planting
25	N	=	Poor accessibility to facilities but not relevant to site users	N/A
26	N	=	Contributions to improve bus service and to improve footpath connectivity not relevant to use	Contributions towards such provision not relevant
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back – careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation / set-back
31	N	=	No SAM closeby	Set back – careful siting and design
32	Y	-	Due to the location and proposed uses on the site it is likely there will be a negative impact on the landscape character.	Careful siting and design particularly of any taller structures
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary but majority of site designated as green wedge	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN14 Millburn Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No significant impact in any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access	N/A

			arrangements	
6	N	=	Likely neutral impact – site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	No let loss of useable public open space	N/A
10	N	=	Likely neutral impact on paths network	N/A
11	Y	=	Previously developed	Open space provision within development
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use soil on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Maximise S/SE elevations
25	Y	+	Site has permission for retail use	N/A
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Possible pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN15 West of Brude's Hill

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if

				necessary mitigated
2	Y/ N	??	As 1 above.	As 1 above.
3	Y	??	The sites are very likely to affect Dunain woodland and the greenspace connection between Westercraigs and the woodland above.	If coupled with extension of footpaths and new planting on adjoining land then the development could be beneficial
4	Y/ N	++	As 3 above.	If coupled with extension of footpaths and new planting on adjoining land
5	N	-	The proposed uses for the site are likely to result in generation of further traffic off a road network that is already programmed for improvement	West Link and other contributions may be necessary
6	Y	=	The sites are likely to have street lighting and traffic calmed designs given their size, location and shape	N/A
7	N	=	N/A	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	The sites are very likely to affect Dunain woodland and the greenspace connection between Westercraigs and the woodland above	If coupled with extension of footpaths and new planting on adjoining land then the development could be beneficial
10	Y	--	The sites are very likely to affect the setting of the Great Glen Way given the site's contours and therefore landscape prominence / sensitivity	Low densities, sympathetic re-contouring and additional planting could offset impacts
11	N	-	Loss of greenspace	Gifting of adjacent land to community for enhanced greenspace provision

12	N	=	No known geodiversity issues	N/A
13	Y	-	Relatively good quality soil will be disturbed	The soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	Y	-	Re-contouring required due to steep gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No watercourses pass through sites.	Set back required for site a
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	=	Developer has talked about photo-voltaics adjacent but not confirmed to date	Link to local renewable "plant" may turn this to +

24	Y	+	Aspect and shelter good but altitude a negative	Maximise south easterly elevations
25	Y	+	Close to employment and other facilities	More neighbourhood centre uses on the adjoining development would turn this to a ++
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A

28	Y	-	Sites will be read in same view as Craig Dunain main building from certain public perspectives	Need for careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	--	The location and gradient of the sites makes them prominent in the local landscape (except that part of c already allocated)	Careful siting and design, new planting and sensitive re-contouring could mitigate to an extent
33	Y	--	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as wider action area but sites a and b specifically shown for greenspace in extant permission	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: H16 West of St Valery Avenue

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	N			=					Development of the site would not involve the loss of land of any significant habitat value	N/A
3	Y				-				The site will physically constrain the canal-side green network	Green connection should be retained
4	N				-				The site is close to and could enjoy	Provision of enhanced

			enhanced access to greenspace and green networks but will partly displace that space and network	connections
5	Y	+	The site could contribute to localised road improvements	Developer contributions to road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issue	N/A
9	N	-	Minor net loss of useable public open space	Minimise loss - contribution to useability improvements adjacent
10	N	=	Important footpath connections border the site but no direct impact	Impact on setting should be minimised by good siting and design
11	Y	+	Part of site previously developed	Only develop brownfield element

12	N	=	No known geodiversity issues	N/A
13	N	=	Very minor loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA likely to be required
18	N	=	No significant watercourses pass through the site but some adjacent.	Development set back from watercourses
19	Y	=	Pumping may be required	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Maximise S / SE elevations
25	Y	+	Reasonable proximity to facilities	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A

29	N	-	Inventory site closeby but no setting impact likely	N/A
30	Y	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation
31	Y	-	SAM adjacent and possible impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - part zoned for residential infill with balance safeguarded as amenity land	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: IN17 Carse Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No reduction in green network	N/A
4	N			=					No change in accessibility of green network	N/A
5	Y			+					The site could improve existing access arrangements	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A
8	Y			??					May be contamination from former uses	Survey work to assess impacts and mitigation
9	N			=					Neutral impact on useable public open space	N/A
10	N			=					Neutral impact on paths	N/A
11	Y			+					Brownfield	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					No loss of soil quality	N/A
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y			+					Recycling facilities closeby	Adequate bin storage

17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Within coastal flood risk area	FRA & DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	++	Excellent accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	Good siting and design and sensitive conversion of listed structures
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary and allocated for residential	N/A

36	Y	-	Increased street lighting	Low, downward emission design for any lighting used
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Site Reference: IN18 Glendoe Terrace

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No reduction in green network	N/A
4	N			=					No change in accessibility of green network	N/A
5	Y			+					The site could improve existing access arrangements	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A
8	Y			??					May be contamination from former uses	Survey work to assess impacts and mitigation
9	N			=					Neutral impact on useable public open space	N/A
10	N			=					Neutral impact on paths	N/A
11	Y			+					Brownfield	N/A
12	N			=					No known geodiversity issues	N/A

13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities closeby	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Within coastal flood risk area	FRA & DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	++	Excellent accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	Good siting and design and sensitive conversion of listed structures
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A

33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary and allocated for residential	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN19 Clachnaharry Quarry

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	It is not likely that the site has connectivity to any of the designated sites in the area.	N/A
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y/ N	=	The mature woodland will likely be used by species as both a habitat and as a corridor for movement.	Mature woodland on the site will need to be protected.
4	Y	+	The Merkinch LRN is located within 200 metres of the site.	N/A
5	N	=	Unlikely to have any real affect on the local road network.	N/A
6	Y	=	There is scope to incorporate road safety measures as part of development of the site	Developer requirement to ensure the delivery of road safety measures.
7	N	=	There are no bad neighbour uses however there are physical constraints due to it being a former quarry site.	Developer requirement to provide appropriate setbacks from constraints.
8	Y/ N	=	There are no known contamination issues however as a former quarry some may exist.	Appropriate surveys and remediation works to be completed prior to development.
9	Y	+	Development of the site may allow for the mature woodland to the rear be opened up for public use.	Encouragement of opening up the woodland.
10	N	=	No impact on the path network.	N/A
11	Y	+	The site is a former industrial site and	N/A

			is currently vacant. It is included within the SVDLS.	
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is not likely to affect the quality of the soil.	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	Y	=	Development of the site will likely result in an infilling of the quarried area. SUDS may be required to deal with drainage.	N/A
18	Y	=	The Caledonian Canal is situated within 30m of the site however surface water will likely be dealt with on-site.	Appropriate drainage measures implemented.
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the city centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	Adequate footpath connections allowing safe walking and cycling routes to the commercial centres.
21	N	=	No part of the site is located within fluvial or coastal flood risk areas.	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	N	+	The site is largely sheltered from the prevailing wind but some of the site will be shaded by the quarry face and mature trees..	Design of buildings to take account of solar orientation
25	Y	+	The site is located within walking/cycling distance of some key commercial areas.	Potential for developer requirement for improved footpath on High Street.

26	N	=	There is unlikely to be any developer contributions from the development of the site.	N/A
27	Y	=	The site adjoins the boundary of Clachnaharry Conservation Area.	Developer requirement that any development must take consideration of the Conservation Area.
28	Y	=	The site adjoins several B-Listed buildings and may affect the setting of these.	Developer requirement that any development must take consideration of the Listed Buildings.
29	Y	=	The site adjoins many HER sites and may affect the setting of these.	Developer requirement that any development must take consideration of the Listed Buildings.
30	N	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
31	Y	=	The site is in very close proximity to the Caledonian Canal which is an Ancient Monument.	Developer requirement that any development must take consideration of the Caledonian Canal.
32	Y	=	Development of the site has the potential to affect (positively and negatively) on the distinctiveness of the area.	Developer requirement that any development must take consideration of the character of the surrounding area..
33	N	=	The development of the site may require some infilling of the former quarry area but it is unlikely to have significant impacts.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is partly within the current settlement boundary in Inverness Local Plan.	N/A
36	N	=	It is unlikely that development of the site will contribute to light pollution	N/A

Site Reference: IN20 Westercraigs

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The sites are not located within any	Any loss of habitat, for

			natural heritage designation nor likely to impact upon any recorded natural heritage feature	example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y	-	Development of the sites would involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y	=	Development of the sites could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y	+	Development of the sites could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y	+	The sites will contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	N/A	N/A
8	Y	=	There may be contaminated land issues affecting the site as it is partly a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	+	Whilst the site will result in the loss of some open space it will enable areas of high quality open space to be provided within the site in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	The Great Glen Way and a core path traverse parts of the site	Maintain and incorporate paths into development; provide diversion where necessary

11	Y	+	Parts of the site, including the B Listed former Craig Dunain Hospital, are brownfield; other large parts of the site are greenfield and are utilised for agricultural purposes	Re-use of Listed Buildings
12	N	=	No known geodiversity issues	N/A
13	Y	-	The site is likely to result in the loss of soil as much of the site is greenfield, however no part of the site is prime agricultural land	Soil can be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	Re-contouring required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No significant watercourses pass through the site or lie adjacent to it	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations

25	Y	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	+	The B Listed former Craig Dunain Hospital lies within the site	Retention and conversion of Listed Buildings for alternative uses
29	N	=	No Inventory site closeby	N/A
30	Y	-	Several locally important archaeological sites contained in the Historic Environment Record lie within the site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	The gradient of parts of the sites makes them prominent in the local landscape	Careful siting and design and sensitive re-contouring; landscape and visual impact assessment may be required
33	Y	-	As 32 above	As 32 above

34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for housing	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: IN21 Muirtown Basin

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies to the east of the Moray Firth Special Area of Conservation	Habitats Regulation Appraisal may be required to assess any impact on SAC and necessary mitigation measures
2	Y			=					There are likely to be protected species in the area	Possible survey work to assess impacts and mitigation
3	Y				-				As the site largely comprises a water body, the development of it may affect the movement of species	Possible survey work to assess impacts and mitigation
4	Y			=					The site lies within the Muirtown Basin and close to the Moray Firth	N/A
5	Y				+				Off site road improvements are likely to be required, for example on Telford Street	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	Y				-				An Industrial Estate lies to the east of the site	Noise Assessment may be required to identify any necessary mitigation measures
8	N			=					Unlikely to be contaminated land issues	N/A
9	Y				?				The site contains an area of green space identified in the Green Space Audit. Dependant on the nature of any proposals this area may be lost, however it is likely opportunities will arise to create additional or higher	Provide areas of open space as part of development

			quality open space.	
10	Y	=	Three core paths traverse the site. Opportunity to improve existing paths as part of wider regeneration of the area	Maintain and incorporate paths into development site, provide diversion if necessary.
11	Y	+	Combination of brownfield and greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	No re-contouring required	DIA required
18	Y	-	Much of the site comprises the Muirtown Basin	Consultation with SEPA and TECS to determine potential impacts upon this watercourse
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small parts of the site are within coastal flood risk area identified on the SEPA coastal flood risk map	FRA & DIA likely to be required
22	Y	?	Site may contribute to coastal erosion issues	Allow space for development of natural processes

23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	+	Site lies within reasonable distance of shopping and community facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	Y	+	Site partially lies within Clachnaharry Conservation Area. Opportunity to enhance appearance of Conservation Area.	Design must complement the Conservation Area. Design Statement likely to be required
28	Y	=	Several B Listed Buildings associated with the canal lie within the site.	Protection of setting of Listed Buildings. Good siting and design and sensitive conversion of listed structures

29	N	=	No Inventory site closeby	N/A
30	Y	-	Several HER sites lie within and close to the site	Pre-determination survey and possible mitigation
31	Y	-	Much of the site comprises the Caledonian Canal Scheduled Monument	Consultation with Historic Scotland, setting of SM should be protected
32	Y	-	Development would significantly change local landscape setting of canal and canal side	Design Statement likely to be required, good siting and design of buildings and enhancement of public access
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary	N/A

			and allocated for as an action area	
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN22 THC HQ

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N			=					There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as several areas of open space lie within the site. Dependant upon the proposed use/s of the site there is likely to be an opportunity to enhance the green network	Enhancement of green network
4	Y			=					The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments, for example the River Ness	Improve pedestrian connections to such spaces
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					There are no known bad neighbour uses	N/A
8	Y				?				Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation

				measures
9	Y	-	The site is likely to affect open space as the several areas of open space identified in the Highland Open Space Audit lie within the site. However it is likely opportunities will arise to improve existing areas of open space and create new high quality open space as part of development of the site	Provide areas of open space as part of redevelopment
10	Y	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	Y	+	Brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform	N/A
18	Y	=	The River Ness lies close to the eastern boundary of the site, development of the site is unlikely to affect the river	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A

22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	++	The site lies close to facilities and within walking distance of the city centre	N/A
26	N	=	May be opportunity to provide a financial contribution towards more sustainable travel patterns	N/A
27	Y	=	The site lies within Inverness Riverside Conservation Area	Design Statement may be required. Careful sitting and design of buildings to preserve and enhance appearance of Conservation Area
28	Y	=	Two A Listed Buildings lie close to the eastern boundary of the site	Design Statement may be required. Protection of setting of Listed Buildings
29	N	=	No Inventory site closeby	N/A
30	Y	=	Several sites contained in the HER lie within the site	Possible pre-determination sampling work
31	N	=	The site will not affect any SM	N/A
32	Y	=	The site provides the opportunity to create key views through the site of the Riverside Area. Valued landscape features including mature trees should be retained.	Design Statement may be required
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary	N/A

			and allocated as an action area	
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN23 UHI Institute, Riverside Gardens

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N			=					There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	Y				-				The site is unlikely to affect the green network as much of the site is brownfield. Dependant upon the proposed use/s of the site there is likely to be an opportunity to enhance the green network	Enhancement of green network
4	Y			=					The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments, for example the River Ness	Improve pedestrian connections to such spaces

5	Y			+					Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					There are no known bad neighbour uses	N/A

8	Y	?	Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N	-	The site is unlikely to affect existing open space as no part of the site is identified as open space in the Highland Openspace Audit. However it is likely opportunities will arise to improve existing areas of open space and create new high quality open space as part of development of the site	Provide areas of open space as part of redevelopment
10	Y	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	Y	+	Brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform	N/A
18	Y	=	The River Ness lies close to the eastern boundary of the site, development of the site is unlikely to affect the river	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required

20	N	=	No known air quality issues	N/A
21	Y	=	Much of the site is identified as being at risk from fluvial flooding	Flood Risk Assessment may be required
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	++	The site lies close to facilities and within walking distance of the city centre	N/A
26	N	=	May be opportunity to provide a financial contribution towards more sustainable travel patterns	N/A
27	Y	=	The site lies within Inverness Riverside Conservation Area	Design Statement may be required. Careful sitting and design of buildings to preserve and enhance appearance of Conservation Area
28	Y	=	Two B Listed Buildings associated with the former Northern Royal Infirmary lie within the site	Design Statement may be required. Retention and conversion of Listed Buildings
29	N	=	No Inventory site closeby	N/A
30	Y	=	Several sites contained in the HER lie within the site	Possible pre-determination sampling work
31	N	=	The site will not affect any SM	N/A
32	Y	=	There are key views of the site from the River Ness. These views should be protected and retained, built development should not take place immediately in front of the Listed Buildings	Design Statement may be required
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary and allocated for special uses	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN24 Torvean and Ness-side (northern part) including subdivided community uses now IN30, IN31, IN32 and IN33

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				There is connectivity with the River Moriston SAC.	No adverse effect on the integrity of the River Morsiton SAC, Urquhart Bay Wood SAC and/or Loch Ashie SPA as a result of the reduced water levels/flows on the relative qualifying features either alone or in-combination with other plans or projects.
2	Y				-				Development of the site may involve habitat and species impact	Badger survey required to assess loss of foraging habitat and otter survey for riverside area
3	Y				+/-				The site could physically constrain the river-side green network but development of the sites could open up public and species access to a better connected green network	Development set-back from river should apply and creation of adequate pedestrian and species green corridors
4	Y				+				Development of the site could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y				+				The site will contribute to West Link which has significant road safety benefits. Reconfigured golf course may contribute to improving road safety as golf course may no longer straddle the road	Developer contributions to West Link and other road improvements
6	Y				=				The development sites would be likely to have street lighting and traffic calmed design. Reconfigured golf course may contribute to improving	

			road safety as golf course may no longer straddle the road	
7	Y	-	Overhead lines and pylons are present on the site	Ensure minimum safety clearances are maintained
8	N	=	There are no known land contamination issues affecting the site	
9	Y	+	Development will include neighbourhood recreational spaces, a linear park running alongside the river, a relocated golf course and a major new sports hub.	Developer contributions towards delivery of the recreational and sporting facilities.
10	Y	+/-	The site will affect several core paths, including the Great Glen Way and access routes along the river.	Maintain and incorporate paths into development, provide connection to core paths where possible.
11	N	-	Overall there is a loss of relatively good farmland. However derelict mill in Ness-side which is temporarily leased to a cement company will be redeveloped.	
12	N	=	No known geodiversity issues	
13	Y	-	Loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	
15	Y	-	Although there are no registered crofts on the site the development will result in the removal of several small scale farming units.	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	Y	-	Re-contouring may be required for particular aspects of the sports hub and golf course due to gradient which may cause soil and drainage issues	FRA/DIA likely to be required
18	Y	=	The site includes parts of the River Ness and Caledonian Canal. As part of the West Link bridges will be built over the canal and the river.	FRA/DIA will be required as part of the West Link proposals.
19	Y	=	Combination of gravity-based drainage systems and pumping station.	Connection to public mains required
20	N	=	No known air quality issues	
21	Y	-	River Ness flood plain affects north of Ness-side area.	FRA and river development set-back
22	N	=	No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or close-by	None
24	Y	+	Due to its size there is a mix of levels of aspect, shelter and altitude. Overall it is generally favourable.	Possible to re-contour to maximise S / SE elevations
25	Y	++	Excellent proximity to facilities	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	Y	+	Outwith any conservation area except for the area around Pringle Mill	Opportunity to improve appearance of Conservation Area, careful design and siting of any new buildings
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby and within site	Pre-determination survey and possible mitigation
31	Y	-	The Caledonian Canal Scheduled Monument runs through the site.	Consultation with Historic Scotland may be required to agree any required mitigation measures to protect setting of Scheduled Monument
32	Y	-	The site does not lie within any landscape designations. A number of mature and semi mature trees are present on the site that are valued landscape features. The gradient of parts of Torvean area make them prominent in the local landscape. The golf course is unlikely to significantly effect the landscape character.	Careful siting and design, particularly of housing development; retention of trees and appropriate set back
33	Y	-	As above	As above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for a mix of uses which are largely compatible with the proposals.	N/A
36	Y	-	Street lighting will be required	Low, downward emission design

Site Reference: IN25 Torvean Quarry

No	Y/	Will the impact be...	Justification	Mitigation Measures
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	N	+ +	+	=	-	-	??	+/-		
1	Y			=					Within Torvean landforms geological SSSI	No physical changes to esker
2	Y				-				Loss of regenerating quarry habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Significant incursion into green network	Minimise loss
4	Y				+				Improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y				+				Improvement to trunk road junction	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					Possible contamination issues as former sand and gravel quarry	Possible survey work and any necessary remediation
9	N			=					Possible net increase in formalised public open space provision	Maximise quality and quantity of any provision
10	Y				-				Possible net detriment to local path network	Maximise quality and quantity of retained provision
11	Y			=					Previously developed but regenerating – loss of informal greenspace	Minimise loss of greenspace and improve retained area
12	Y			=					No significant alteration to landform	Opportunity for interpretation
13	N			=					No net change to soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	N	=	No watercourse within site	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect and altitude reasonable, shelter good	Maximise S / SE elevations in any development
25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Possible pre-determination survey and mitigation
31	Y	-	SAM closeby - possible impact on	Set back - careful siting

			setting	and design
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	N	=	No significant re-contouring required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - allocated as mixed use site	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN26 West of Hawthorn Drive

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N						?		There may be protected species in the area	N/A
3	Y				+				Site provides opportunities to enhance the present green network of the area	N/A
4	Y					+			Site will provide opportunities for people to come into contact with and appreciate nature/natural environments	Possible footpath improvements
5	N			=					Unlikely significant off site road improvements will be required	N/A
6	N			=					There is limited scope for road safety measures as part of the development of the site	N/A

7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	Y	+	The site may enable the open space to become more accessible	N/A
10	N	=	Likely neutral impact on paths	Provide connection to existing path network where possible
11	Y	-	Greenfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	+	Use of site for allotments will allow soil capability to be maximised	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	Y	=	Caledonian Canal lies adjacent to the western boundary of the site	N/A
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable, relatively flat	N/A
25	Y	+	Within reasonable distance of local facilities	N/A
26	N	=	Unlikely use as allotments will require developer contributions towards sustainable travel patterns	N/A

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER site within site	Pre-determination survey and possible mitigation
31	Y	-	Caledonian Canal lies to the west of the site	Ensure setting of scheduled canal is protected
32	Y	-	Potential for impact on local landscape	Limited use of fencing and garden sheds to protect setting of canal and key views over playing fields
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Limited additional street lighting may be required	Low, downward emission design for any lighting used

Site Reference: IN27 West of Merkinch Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y				+				Much of the site consists of playing fields associated with Merkinch Primary School. The site presents an	N/A

			opportunity to provide better play and sports facilities which have the potential to enhance the present green network of the area	
4	Y	+	Potential green spaces could be used by a wider portion of the community	N/A
5	N	=	Unlikely site will require off site road improvements	N/A
6	N	=	There is limited scope for road safety measures to be provided as part of the development	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contaminated land issues	N/A
9	Y	+	Potential for enhancement of existing open space	N/A
10	N	=	Neutral impact on paths	N/A
11	Y	=	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A

13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities closeby	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small part of the site within coastal flood risk area	FRA & DIA may be required

22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	++	Excellent accessibility to facilities	Improved pedestrian connectivity
26	N	=	Unlikely contributions will be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN28 Inverness High School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+	+	=	-	-	??	+/-		

1	N	=	The site is unlikely to affect any natural heritage designation or Local Nature Conservation Site	N/A
2	N	=	There may be protected species in the area	May be requirement for survey work to assess impacts and mitigation
3	Y	-	The site is likely to affect the green network as the school playing fields may be affected. Dependant upon the proposed use of the site there is likely to be an opportunity to enhance the green network	Enhancement of green network
4	Y	=	The site lies within 1.5km from opportunities for people to come into contact with and appreciate nature/natural environments, for example the River Ness	Improve pedestrian connections to such spaces
5	Y	+	Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	There are no known bad neighbour uses	N/A
8	Y	?	Potential for contaminated land issues as site is brownfield	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	-	The site is likely to affect open space as the Inverness High School playing fields lie within the site. However it is likely opportunities will arise to create new high quality open space as part of development of the site	Provide areas of open space as part of redevelopment
10	Y	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network

11	Y	+	Brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Unlikely development will result in the need for changes to landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None

24	N	-	Aspect S, flat site, good shelter and altitude	Maximise S / SE elevations
25	Y	+	The site lies close to facilities and within walking distance of the city centre	N/A
26	N	=	May be opportunity to provide a financial contribution towards more sustainable travel patterns	N/A
27	N	=	The site does not lie within a	N/A

			Conservation Area	
28	Y	=	The B Listed Inverness High School lies within the site	Design Statement may be required. Retention of Listed Building and restoration/conversion where appropriate. Protection of setting of Listed Buildings
29	N	=	No Inventory site closeby	N/A
30	Y	=	Inverness High School is contained in the HER and lies within the site	Possible pre-determination sampling work
31	N	=	The site will not affect any SM	N/A
32	Y	=	The site is unlikely to affect any key views or valued landscape features.	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary and identified for special uses and amenity	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN29 Dunain Woodland

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				+				As this site is a safeguard allocation for community woodland any impacts are likely to be positive.	
2	Y				+				As this site is a safeguard allocation for community woodland any impacts are likely to be positive.	
3	Y				+				As this site is a safeguard allocation for community woodland any impacts are likely to be positive.	
4	Y				+				Possible contributions to local network improvements. Proposals for a education/interpretation facility would	Maximise any improved pedestrian accessibility.

			greatly enhance people's appreciation of the natural environment	
5	Y	+	The site could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y	+	Opportunities for pedestrian safety improvements	N/A
7	N	=	No bad neighbour uses close by	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	The site will help to protect the natural environment including areas of Long Established Woodland.	Maximise quality and quantity of any provision
10	Y	=	Great Glen Way runs through the site but this will be not be affected	Retain right of way
11	N	=	The site is presently undeveloped	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	Despite no significant built development proposed, similar sites such as at Abriachan show that there are opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	No changes proposed	N/A
18	Y	=	There is a reservoir within the site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	N	+	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	=	None	None
24	Y	=	Good aspect and reasonable shelter.	Siting and design of buildings should give regard to solar orientation
25	Y	+	Some proximity to facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building nearby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites within site	Pre-determination

				survey and possible mitigation.	
31	Y		+	SAM within the site.	Potential for proposals to protect and provide better access to the SAM
32	Y		+	Safeguard the city landscape setting, and on tourist gateway (to walkers of Great Glen Way)	N/A
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area closeby	N/A
35	N		=	Outwith adopted plan City boundary	N/A
36	N		=	Street lighting very unlikely	N/A

Site Reference: IN34 Carse Industrial Estate

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				-				The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature. It is, however, in close proximity to the local nature reserve at South Kessock.	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	N				=				Not likely to be any protected species as the site has been vacant hard standing for many years.	N/A
3	N				=				Will not affect the green network	N/A
4	N				=				Infill site within an industrial estate	N/A
5	N				=				Access has already been created.	N/A
6	Y				=				The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	Y				=				The site sits within an established industrial estate with many occupiers being considered bad neighbours.	Noise Assessment may be required to identify any necessary mitigation measures
8	N				=				Unlikely to be contaminated land issues	N/A
9	N				=				Unlikely to safeguard any open space	N/A
10	N				=				No core paths or right of ways	N/A
11	Y				+				The site is currently vacant land and is identified within the SVDLS	N/A
12	N				=				Unlikely to have any geodiversity affects	N/A
13	N				=				Unlikely to have an impact on soil quality	
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	Y				+				Any development of the site will be	N/A

			expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourses on the site however potential flooding issues	FRA
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	Y	??	Due to the nature of the industrial allocation it will be dependent on the occupier.	Relevant environmental health assessments to be carried out as part of any planning application.
21	Y	-	The site is within coastal flood risk area identified on the SEPA coastal flood risk map	FRA & DIA likely to be required
22	N	=	Unlikely to contribute to coastal erosion issues.	N/A
23	N	=	No proposals to provide renewable energy	N/A
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	+	Site lies within reasonable distance of shopping and community facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Not within a conservation area	N/A
28	N	=	No listed buildings within the site	N/A
29	N	=	Does not affect sites identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	Does not affect locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	Does not affect any Scheduled Ancient Monuments and/or its setting	N/A
32	N	=	Unlikely to affect the local landscape setting.	
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for as an action area	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN35 Ness Castle

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Potential impact on Inventory woodland	Woodland set-back
2	Y				-				Likely adverse impacts on badgers and bats through potential woodland and foraging habitat impact	Survey work to assess impacts and mitigation
3	Y			=					The site will open up public access to the green network but will physically reduce it	Maximise public access opportunities. Appropriate woodland and land management
4	Y			=					Development of the site will enhance access to the green corridor but may erode it	Provision of enhanced connections and appropriate management
5	Y				+				The site will contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements
6	Y			=					The site will be likely to have street lighting and traffic calmed design	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A
9	N			=					Loss of useable but informal open space but improved useability of formal public open space	Requirement for good access to greenspace
10	Y			=					Loss of informal paths but gain of better connections	Requirement for better footpath connectivity
11	N				-				Loss of greenspace	Minimise greenfield development footprint
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Soil could be re-utilised on-site or adjacent

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Neighbourhood recycling point and adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	=	No significant watercourses pass through the site	N/A
19	Y	=	Gravity-based drainage possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Flood risk affects south of site	FRA and possible development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect reasonable and gently sloping, shelter and altitude good but winter shading issues	Maximise S / SE elevations - woodland set-back
25	N	-	Facilities distant and levels impediment	Better, shorter and safer connections plus on-site facilities could be provided
26	Y	+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	Listed building closeby but no setting impact	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby and within site	Pre-determination survey and possible mitigation
31	N	=	SAM closeby but unlikely to be any	Good siting and design

			impact on setting	
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - zoned as expansion area	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: IN36 Burn Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible habitats and species impacts within woodland	Possible survey work of woodland to assess impacts and mitigation
3	N			=					No significant impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Neutral impact on public open space	N/A

10	N	=	Likely neutral impact on paths network	N/A
11	Y	-	May be loss of private green space	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use soil on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A

16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	Y	-	Watercourse close to site	Adequate set-back
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Overlaps fluvial flood risk area	FRA/DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations in any development
25	Y	+	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site or closeby	Possible pre-determination survey

				and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and special uses allocation	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN37 Kintail Crescent

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No significant impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work

				and any necessary remediation
9	N	=	Neutral impact on public open space provision	N/A
10	N	=	Likely neutral impact on paths network	N/A
11	Y	+	Re-use of redundant brownfield site	Maximise density
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A

16	Y	+	Recycling facilities closeby	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	No FRA/DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, reasonable shelter and altitude	Maximise S / SE elevations in any development
25	Y	++	Excellent accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A

29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and special uses designation	N/A
36	N	=	Unlikely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN38 Culduthel Mains Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and development close to woodland	Bat and badger survey work to assess impacts and mitigation
3	Y				-				Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides
4	Y				+				Improved pedestrian accessibility to green networks compared to previously fenced farmland	Maximise pedestrian accessibility
5	Y				+				Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected

				improvements
6	Y	+	Additional lighting and traffic calmed environments	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Additional public open space provision within development area	Maximise quality and quantity of provision
10	Y	+	Additional path linkages provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage - district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required - minimise recontouring with careful siting
18	Y	-	Watercourse borders site	Ensure adequate set-back
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Fluvial flood risk issues	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	Y	-	Significant re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN39 Morning Field Road / B861

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A

2	Y	-	Loss of badger foraging	Possible survey work to assess impacts and mitigation
3	Y	-	Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides
4	N	=	Neutral impact on pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y	+	Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y	+	Additional lighting and traffic calmed environments	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	Neutral impact on public open space provision	Maximise quality and quantity of provision
10	Y	+	Likely that additional path linkages will be provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage - district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required - minimise recontouring with

				careful siting
18	Y	-	Watercourse borders site	Ensure adequate set-back
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible fluvial flood risk issue	FRA/DIA may be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	Y	-	Within Leys Castle Inventory site	Good siting and design

30	N	=	No HER interest withjn site or closeby	No Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape - surrounding development	N/A
33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A

35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN40 Lower Slackbuie

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides

4	Y			+					Improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
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5	Y			+					Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y			+					Additional lighting and traffic calmed environments	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Expansion area will deliver net increase in public open space provision	Maximise quality and quantity of provision

10	Y	+	Additional path linkages will be provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage – district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required – minimise recontouring with careful siting
18	Y	-	Watercourses border sites	Ensure adequate set-back

19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation (esp. SW Inverness Flood Relief Channel)
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development – new planting to create shelter
25	Y	+	Good accessibility to facilities	Implement full

				Slackbuie district centre proposal	
26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	N		=	No listed structures closeby	N/A
29	Y		-	Within Leys Castle Inventory site	Good siting and design
30	Y		-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation
31	N		=	No SAM closeby	N/A
32	N		=	No significant impact on local landscape – surrounding development	N/A

33	Y		-	Some re-contouring required	Minimise re-contouring
34	N		=	No wild land area closeby	N/A
35	Y		=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y		-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN41 Upper Slackbuie (East)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Restriction in current green networks	Retention and set-back from green networks such as wooded

				burnsides
4	Y	+	Improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y	+	Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y	+	Additional lighting and traffic calmed environments	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Expansion area will deliver net increase in public open space provision	Maximise quality and quantity of provision
10	Y	+	Additional path linkages will be provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage – district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required – minimise recontouring with careful siting

18	Y	-	Watercourses border sites	Ensure adequate set-back
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation (esp. SW Inverness Flood Relief Channel)
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development – new planting to create shelter
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	Y	-	Within Leys Castle Inventory site	Good siting and design
30	Y	-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape – surrounding development	N/A

33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN42 Upper Slackbuie (West)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides

4	Y			+					Improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
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5	Y			+					Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y			+					Additional lighting and traffic calmed environments	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation

9	Y	+	Expansion area will deliver net increase in public open space provision	Maximise quality and quantity of provision
10	Y	+	Additional path linkages will be provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage – district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required – minimise recontouring with careful siting
18	Y	-	Watercourses border sites	Ensure adequate set-back

19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation (esp. SW Inverness Flood Relief Channel)
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development – new

				planting to create shelter
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	Y	-	Within Leys Castle Inventory site	Good siting and design
30	Y	-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape – surrounding development	N/A

33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN43 Parks Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of woodland habitat and badger foraging	Survey work to assess impacts and mitigation

3	Y	-	Potential loss of current green networks	Retention and set-back from green networks such as wooded burn-sides
4	Y	+	Better pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y	+	Site would require local road improvements	Maximise these benefits in terms of road safety
6	Y	=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Net increase in public open space provision	Maximise quality and quantity of provision
10	Y	+	Likely extension to current path network	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourses pass through and border site	Ensure adequate set-back
19	N	=	Services adjacent	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	Y	-	Possible pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, good shelter and reasonable altitude	Maximise S / SE elevations in any development
25	N	-	Relatively poor accessibility to facilities	Implement planned facilities closeby
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A

32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but allocated as green wedge	Minimise loss of green wedge
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN44 Thistle Road

No	Y/	Will the impact be...	Justification	Mitigation Measures
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	N	+ +	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor restriction on green network	Retention and set-back from woodland
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y			=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N			=					Neutral impact on current path network	Maximise quality and quantity of any provision
11	Y				+				Part brownfield	Maximise brownfield component
12	N			=					No known geodiversity issues	N/A
13	N			=					Minor loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities relatively close	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourses pass through or border site	N/A
19	N	=	Services adjacent	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	FRA/DIA not likely to be required nor any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development
25	Y	++	Excellent accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed structures within / closeby - potential adverse impact on setting	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design

33	N	=	Re-contouring not likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for development	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN45-IN47 Mid Inshes

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Net increase in public open space provision	Maximise quality and quantity of any provision

10	Y	+	Net increase in current path network	Maximise quality and quantity of any provision
11	N	-	Largely greenfield	Maximise any brownfield component
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourses border sites	Adequate set-back
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN48 Balvonie, Milton of Leys

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary

				remediation
9	N	=	Likely neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N	=	Likely neutral impact on current path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourse runs through site	Retention in natural state and adequate set-back
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Likely flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	N	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but designated as green wedge	N/A

36	Y	-	Increased lighting	Low, downward emission design for lighting used
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Site Reference: IN59 Milton of Leys Neighbourhood Centre

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					Neutral impact on green networks	N/A
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N			=					Neutral impact on local road improvements	Maximise any benefits in terms of road safety
6	Y			=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N			=					Neutral impact on current path network	Maximise quality and quantity of any provision
11	N				-				Loss of greenfield land	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or

				closeby
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14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	N	=	No open watercourse closeby	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	FRA/DIA may be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect and altitude poor, shelter reasonable	Maximise S / SE elevations in any development – retain and add to shelter
25	Y	++	Excellent accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A

30	N	=	No HER interest within site or closeby	N/A
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31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN49 Land at Housing Expo Site

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				Likely neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N				=				Likely neutral impact on current path network	Maximise quality and quantity of any provision

11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourse borders sites	Adequate set-back
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	N	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but designated as green wedge	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN52 Bogbain (West)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible impact	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from watercourses and woodland
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Adequate trunk and local road network and access	Maximise any benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				The modifications post Examination require the safeguarding and provision of more accessible public open space.	Maximise this quality and quantity of this open space provision
10	N				=				No adverse effect on proven rights of way or core paths	N/A
11	N				-				Loss of greenfield land	Minimise loss
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y	-	Waterbodies cut from site boundary as post Examination modification	Adequate set-back
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	There is no known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter reasonable and altitude relatively high	Maximise S / SE elevations in any development - retain woodland shelter
25	Y	+	Currently relatively poor accessibility to facilities from residential areas	Improved active travel connectivity
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	Development may make an increased frequency of bus service more commercial
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A

30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	N	=	No significant re-contouring required	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary and identified for business/commercial	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN53 Land south of Asda

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and development close to woodland	Badger survey work to assess impacts and mitigation
3	Y				+				The site is likely to affect the present green network of the area as the site is greenfield. However development of the site would be expected to enhance the green network	N/A
4	Y				+				Improved pedestrian accessibility to green networks compared to previously fenced farmland	Maximise pedestrian accessibility
5	Y				+				Site contributes to SDR which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y				+				Additional lighting and traffic calmed environments	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Dependant upon proposed uses additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	Y				+				Additional path linkages provided compared to previous position	Maximise quality and quantity of provision
11	N				-				Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A

13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	Y	=	Site is gently undulating therefore some re-contouring may be required, however this is unlikely to be significant	N/A
18	Y	-	Partially culverted minor watercourse passing through site	Request de-culverting and allow space for development of future natural processes
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	South facing site, site is relatively exposed	Maximise S / SE elevations in any development. Shelter belt planting may be required
25	Y	+	Limited facilities on site at present, however site has permission for supermarket and preferred use is for mixed use	Implement full Slackbuie district centre proposal

26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	--	May have significant impact upon local landscape	Landscape and Visual Impact Assessment may be required
33	N	=	Some re-contouring may be required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary and allocated for special uses/district centre	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN54 Balloan Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y				-				Like to have impact on green network the site is greenfield. However development of the site would be expected to create areas of high quality green space that could enhance the green network in the area	Provide areas of greenspace as part of development
4	Y			=					The site lies within 1.5km of opportunities for people to come into contact with nature/natural environments, for example the adjacent golf course through which a number of core paths traverse	N/A
5	Y			=					The site may require off site road improvements, for example on Balloan Road	N/A
6	N			=					Scope for road safety measures, for example home zone principles	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			=					Site will result in the loss of some open space contained in the Highland Open Space Audit, however there is the opportunity to provide more usable public open space and recreational facility	Enhancement of remaining open space and provision of recreational facility
10	Y			=					A core path traverses the site and	Maintain and

			runs adjacent to its northern boundary	incorporate core paths into development proposals
11	Y	=	The site is on greenfield land	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Approximately 40% of the site lies with an area of fluvial flood risk	FRA likely to be required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, some shelter from surrounding built development	Maximise S / SE elevations in any development
25	Y	+	The site lies close to a primary school and bus stops from which local services operate	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and amenity designation	N/A
36	Y	=	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN55 East of Culcabock Avenue

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Site likely to affect the green network as the site is largely greenfield, however development of site would be expected to include some areas of green space and retain existing trees	Retention and set-back from woodland
4	Y			=					Opportunity for people to come into contact with and appreciate nature/natural environments as there are areas of open space nearby	Maximise any improved pedestrian accessibility

5	Y	+	Site may require local road improvements	Maximise these benefits in terms of road safety
6	Y	=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	=	Site will not affect any public open space, potential for new public open space to be created as part of development	Maximise quality and quantity of any provision
10	N	=	Neutral impact on current path network	Provide connections to existing path network where possible

11	Y	+	Part brownfield	Maximise brownfield component
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourses pass through or border site	N/A

19	N	=	Services adjacent	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	FRA/DIA not likely to be required nor any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development
25	Y	++	Excellent accessibility to facilities	Improved active travel connectivity to those facilities

26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed structures within / closeby - potential adverse impact on setting	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape. However trees protected by Tree Preservation Order that lies within the site maybe affected	Careful siting and design. Retention of trees and set back of development
33	N	=	Re-contouring not likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A

35	Y	=	Within adopted plan City boundary and allocated as an action area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN56 Wester Inshes Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the opportunity for high quality open space to be provided within the area, for example if the site is developed for community purposes	Maximise quality and quantity of any provision
10	N				=				The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	Y				+				Largely brownfield	Maximise reuse of

				brownfield component
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	N	=	No water courses within or adjacent to the site	N/A
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those

				facilities	
26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	N		=	No listed structures within closeby	Good siting and design
29	N		=	No Inventory site closeby	N/A
30	Y		-	HER interest within site	Pre-determination survey and possible mitigation
31	N		=	No SAM closeby	N/A
32	N		=	Unlikely adverse impact on local landscape	Careful siting and design
33	N		=	Re-contouring unlikely to be required	N/A
34	N		=	No wild land area closeby	N/A
35	Y		=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y		-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN57 Drummond Hill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Potential loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Potential small reduction in green network	Minimise loss
4	Y			=					Physical reduction in green network	Possible footpath

			but access to it may be improved	improvements
5	Y	+	The site could improve an existing access	Ensure access to adjoining site is improved
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses closeby	N/A
8	Y	??	Animal mortuary may be a contamination issue	Survey work to assess impacts and mitigation
9	N	=	Neutral impact on useable public open space	N/A
10	Y	+	Site could provide better public access through site and down escarpment	Ensure such provision
11	Y	+	Part brownfield	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A

13	Y	-	Loss of some soil quality	Soil could be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	Watercourse passes close to site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect NW but flat site - good shelter but also winter shading issues	Maximise S / SE elevations
25	Y	+	Good accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	Y	-	Within conservation area	Good siting and design
28	Y	-	Listed structures within site	Good siting and design and sensitive conversion of listed structures

29	N	=	No Inventory site closeby	N/A
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30	Y	-	HER sites within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary and shown for residential infill	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN58 Dell of Inshes

No	Y/	Will the impact be...	Justification	Mitigation Measures
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	N	+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations	N/A
2	Y				-				Possible loss of adjoining woodland which may have habitat and species value	Avoid / minimise woodland loss, survey and resultant mitigation
3	Y				-				Loss of greenspace but not of high value to people and wildlife and not part of wider corridor because of existing major road severance	Minimise loss and leave green strips adjacent to A9 and along bordering woodland
4	N			=					Land not publicly accessible at present	N/A
5	Y				++				Allocated to lever land release for major road and other transport improvements	Maximise any benefits in terms of road safety
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	Y				-				A9 noise issue but will be compatible uses close by	Maximise A9 and other major road set back for any sensitive uses
8	N			=					No known contamination issues	N/A
9	N			=					The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	Y				+				Currently there are no active travel links across the site	Improve links to local path networks
11	Y				=				This site is greenfield but of limited agricultural value	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					Relatively poor quality land	Soil can be re-utilised on-site
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y				+				The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y				=				There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y				-				Watercourse borders site	Development set back and retention of existing watercourse alignment
19	Y				=				Public sewers and water supply are available	N/A
20	N				=				No known air quality issues	N/A

21	Y	-	Fluvial flood risk	Assessment and suitable development set back and possible flood protection scheme
22	N	=	No known coastal erosion issues	N/A
23	N	=	No renewable energy sources nearby	N/A
24	Y	=	Reasonable aspect and shelter	Siting and design of buildings should have regard to solar orientation
25	Y	++	Excellent proximity to facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	This will not affect a conservation area	N/A
28	N	=	There are no listed buildings	N/A
29	N	=	No Inventory site close by	N/A
30	N	=	No HER sites within allocation	N/A
31	N	=	There is no SAM onsite or nearby	N/A
32	N	=	It is not considered to have a significant impact on the character or distinctiveness of the area	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area close by	N/A
35	Y	+	Identified for mixed use within HwLDP	N/A
36	Y	-	Street lighting very likely but already within urban area	Low, downward emission design

Site Reference: IN51 & 60 Essich Road (West and East)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Potential loss of badger foraging habitat	Survey work to assess impacts and mitigation
3	Y			+					Site provides opportunities to enhance the present green network of the area	N/A
4	Y			+					Site will provide opportunities for people to come into contact with and appreciate nature/natural environments	Possible footpath improvements

5	N	=	Unlikely significant off site road improvements will be required	N/A
6	N	=	There is limited scope for road safety measures as part of the development of the site	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	Y	+	The site may enable the open space to become more accessible	N/A
10	N	=	Likely neutral impact on paths	Provide connection to existing path network where possible
11	Y	-	Greenfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	+	Use of east site for allotments will allow soil capability to be maximised	N/A

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	=	There are no water courses within or directly adjacent to the site	N/A
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable and gently sloping,	Maximise S / SE

			altitude good	elevations
25	N	-	Relatively poor accessibility to facilities	Improved pedestrian connectivity and ensure new local facilities provided
26	N	=	Unlikely use as allotments will require developer contributions towards sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER site within eastern site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A

32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but part of green wedge	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN61 Land at Gaelic Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and

				mitigation
3	Y	-	Site comprises an area of green space therefore its loss is likely to affect the green network of the area	Provide areas of green space as part of the development of the site
4	Y	=	Site is close to the open countryside	N/A
5	N	=	Limited off site road improvements may be required	N/A
6	N	=	There is scope for road safety measures to be provided as part of the development, for example speed bumps	N/A
7	N	=	No known bad neighbour uses nearby	N/A
8	N	=	No known contaminated land issues	N/A
9	N	-	The site will result in the loss of an area of open space	Provide pockets of open space within development and provide connections to existing areas of open space
10	Y	-	Core path lies within the site	Maintain and incorporate core path within the site, provide diversion where necessary
11	Y	=	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	Adequate bin storage

			collection/recycling	
17	N	=	No re-contouring required	DIA required
18	N	-	A small historically straightened watercourse runs adjacent to the western boundary of the site	Allow space for development and restoration of natural processes
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of site within flood risk area	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	Within close proximity of local facilities	Improved pedestrian connectivity
26	Y	+	Contributions could be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary	N/A

			and allocated for amenity use	
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN62 Morning Field Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y			=					The site will affect the present green network of the area as it is a greenfield site.	Provide pockets of connected green space within the site to minimise impact upon green network
4	Y			=					Site is close to the open countryside	N/A
5	N			=					Limited off site road improvements may be required	N/A
6	N			=					There is scope for road safety measures to be provided as part of the development, for example speed bumps	N/A

7	N			=					No known bad neighbour uses nearby	N/A
8	N			=					No known contaminated land issues	N/A
9	Y			+					The site will not have any impact on useable open space	N/A
10	N			=					Neutral impact on path network	Provide connections to existing path network where possible
11	Y			=					Greenfield	N/A

12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourses within or adjacent to the site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of site within flood risk area	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	Within close proximity of existing/planned local facilities	Improved pedestrian connectivity
26	N	=	Unlikely contributions could be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A

28	N	=	No listed structures within site or closeby	N/A
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29	Y	-	Site lies within Leys Castle Designed Landscape	Careful design and siting to minimise impact upon Designed Landscape
30	Y	-	HER record within the site	Pre-determination sampling may be required
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as a district centre	N/A
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN63 Morning Field Place

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation

3	Y			=					Site comprises an area of green space, however its use as a community sports pitch may provide an opportunity to enhance the present green network of the area	N/A
4	Y			=					Site is close to the open countryside	N/A

5	N	=	Limited off site road improvements may be required	N/A
6	N	=	There is scope for road safety measures to be provided as part of the development, for example speed bumps	N/A
7	N	=	No known bad neighbour uses nearby	N/A
8	N	=	No known contaminated land issues	N/A
9	Y	+	The site will safeguard an area of existing open space and use as a community sports pitch may allow it to be used by a greater number of people	N/A
10	N	=	Neutral impact on path network	Provide connections to existing path network where possible
11	Y	=	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	A small historically straightened watercourse runs adjacent to the western boundary of the site	Allow space for development and restoration of natural processes
19	Y	=	Gravity-based drainage available	Connection to public mains required

20	N	=	No known air quality issues	N/A
21	N	=	No part of site within flood risk area	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	Within close proximity of existing/planned local facilities	Improved pedestrian connectivity
26	N	=	Unlikely contributions could be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A

33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as a district centre	N/A
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN64 Inshes Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Increase in users may affect areas used for badger foraging	Survey work to assess impacts and mitigation
3	Y				+				The use of the site as a public park provides opportunities to enhance the present green network of the area	Further planting provides a further opportunity to enhance the green network of the area
4	Y			=					Use as a public park will provide opportunities for people to come into contact with and appreciate nature/natural environments	As above
5	N			=					Limited off site road improvements may be required	N/A
6	N			=					There is limited scope for road safety measures to be provided as part of the development, for example speed bumps	N/A
7	N			=					No known bad neighbour uses nearby	N/A
8	N			=					No known contaminated land issues	N/A
9	Y				+				The site will enable high quality open space to be provided	Further planting provides a further opportunity to enhance the green network of the area
10	N			=					Neutral impact on path network, however there are opportunities for paths to be provided within the site that link to the existing path network	N/A
11	Y			=					Greenfield	N/A

12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	Y	-	Two small watercourses lie within the site	As public park is proposed, no development will take place adjacent to watercourses
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Northern part of site within flood risk area	Unlikely FRA required as public park is proposed
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect S good shelter and altitude	Maximise S / SE elevations
25	Y	=	Within close proximity of existing/planned local facilities	Improved pedestrian connectivity
26	N	=	Unlikely contributions could be sought to provide a financial contribution towards encouraging more sustainable travel patterns	N/A

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	Will not affect any Inventory site	N/A
30	Y	-	HER record within the site	sampling may be required
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as a green wedge	N/A
36	Y	-	Potential for limited increased street lighting	Low, downward emission design for any lighting used

Site Reference: IN65 East of Balvonie Braes

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Loss of badger foraging and possible indirect impact on adjoining woodland habitat	Possible survey work to assess species impacts
3	Y				-				Incursion into green network	Retain viable width corridor - open ground use such as playing field
4	Y				+				Improved public access to green network	Maximise improved pedestrian accessibility
5	N			=					Local road improvements unlikely to be required	Maximise any benefits in terms of road safety
6	N			=					Additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				++				Significant net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Likely net improvement in local path network	Maximise quality and quantity of any provision
11	N			=					Retained greenspace use	Maximise quality and quantity of any provision
12	N			=					No impact on geodiversity	N/A

13	N	=	No significant loss of soil quality - existing soil should be re-distributed if disturbed	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	Y	-	Some re-contouring may be required	Possible DIA required
18	Y	-	Watercourse within site	Retain and maintain set back
19	N	=	Services available closeby but unlikely to be required for use proposed	Connection to mains required
20	N	=	No air quality issues likely	N/A
21	Y	-	Possible flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N	=	No coastal erosion issues	N/A
23	N	-	Use / generation of local renewable energy source unlikely	N/A
24	N	-	Aspect and altitude poor, shelter reasonable	Create shelter with additional planting
25	Y	+	Provision of community facility within residential catchment deficient in such provision	Maximise quality and quantity of any provision
26	Y	=	Contributions to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey

				and mitigation / set-back
31	N	=	No SAM closeby	Set back - careful siting and design
32	N	=	No adverse impact on local landscape	Careful siting and design
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - designated as green wedge	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN66 North of Holm Burn Place

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No impact on any designated natural heritage site/feature	N/A
2	N			=					Development of the site unlikely to involve habitat and species impact	Possible badger survey required to assess foraging habitat impact
3	Y			=					The site will open up public access to the green network	Maximise public access opportunities.
4	Y			=					Development of the site will enhance access to the green corridor	Provision of enhanced connections
5	Y			+					Limited off site road improvements may be required	N/A
6	N			=					Limited scope for road safety measures as preferred use is for sports pitches and public park land	N/A
7	Y			-					Overhead electricity cables and pylons lie within the site	Ensure minimum safety clearances are

				maintained
8	N	=	No know contaminated land issues	N/A
9	N	=	Loss of useable but informal open space but improved useability of formal public open space	Requirement for good access to greenspace
10	Y	=	A number of core paths lie within and close to the site	Maintain and improve footpath connections
11	Y	-	Site is greenfield	Site will remain greenfield as public park and sports pitches are preferred
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	Adequate household bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	=	No significant watercourses pass through the site	N/A
19	Y	=	Pumping likely to be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small part of the northern boundary of the site lies within a flood risk area	FRA and possible development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect poor but gently sloping, shelter and altitude goods	Maximise S / SE elevations
25	Y	+	Reasonable distance to facilities	More facilities could be provided closeby

26	Y		+	Contributions could be sought to extend the frequency of the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	N		=	No listed building closeby	N/A
29	N		=	No Inventory site closeby	N/A
30	Y		-	One HER site lies within the site	Pre-determination survey and possible mitigation
31	N		=	SAM closeby but unlikely to be any impact on setting	Good siting and design
32	N		=	No significant impact on local landscape	N/A
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area closeby	N/A
35	Y		=	Within adopted plan City boundary - zoned as expansion area	N/A
36	Y		-	Street lighting likely but already adjacent	Low, downward emission design

Site Reference: IN67 Land at Raigmore / Beechwood

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations	N/A
2	N			=					There are no known habitats and species interests	N/A
3	N			=					This will not affect the green network	N/A
4	N			=					This will not affect access to the green network	N/A

5	Y	+	There is restricted capacity of the local and trunk road network. However the sites development could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses close by	N/A
8	Y	=	Possible contamination issues	Possible survey work and any necessary remediation
9	N	=	The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	Y	+	Currently there are poor active travel links	Improve links to local path networks
11	Y	=	This site is partially a brownfield site	N/A
12	N	=	No known geodiversity issues	N/A

13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	=	There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	N	=	There are no watercourses within the site	N/A

19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	N	=	There is no known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	=	No renewable energy sources nearby	N/A
24	N	-	Reasonable aspect and shelter	Siting and design of buildings should have regard to solar orientation
25	Y	++	Excellent proximity to facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A

27	N	=	This will not affect a conservation area	N/A
28	N	=	There are no listed buildings	N/A
29	N	=	No Inventory site close by	N/A
30	Y	-	HER sites	An archaeological assessment may be required
31	N	=	There is no SAM onsite or nearby	N/A
32	N	=	It is not considered to have a significant impact on the character or distinctiveness of the area	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area close by	N/A
35	Y	++	Identified for special uses	N/A
36	Y	-	Street lighting very likely	Low, downward emission design

Site Reference: IN68 Balvonie of Inshes

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	Y				+				Net increase in current path network	Maximise quality and quantity of any provision
11	N				-				Largely greenfield	Maximise any brownfield component
12	N				=				No known geodiversity issues	N/A

13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	-	Re-contouring required	DIA required
18	N	=	N/A	N/A
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	N/A	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A

30	Y	-	HER interest within site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN69 Bogbain (East)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Adequate trunk and local road network and access	Maximise any benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	Y				-				Core Path runs through the site	Retain core path
11	N				-				Loss of greenfield land	Minimise loss
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A

16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y	-	Watercourse within site	Adequate set-back
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter reasonable and altitude relatively high	Maximise S / SE elevations in any development - retain woodland shelter
25	Y	++	Currently relatively poor accessibility to facilities from residential areas	Improved active travel connectivity
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A

32	N	=	Unlikely adverse impact on local landscape	High quality siting and design
33	N	=	There is unlikely to be a significant impact on landform	Minimise any impact on landform
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary and identified for business/commercial	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN70 Culduthel Avenue

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				No known natural heritage designation/feature impact. The site is adjacent to semi-natural woodland and some Tree Preservation Orders, but the boundary between the two sites is distinct.	N/A
2	N			=					Development of the site would not involve the loss of land of any significant habitat value.	N/A
3	N			=					N/A	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A

9	N	=	The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	N	=	Likely neutral impact on paths network	N/A
11	N	=	The site is currently a hard standing	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use soil on site or closeby

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities with wider district. Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	No re-contouring required	N/A
18	Y	-	Partially culverted minor watercourse adjacent to site.	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues.	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	N/A
24	Y	=	Site is south facing	Maximise S/SE elevations in any development.

25	Y	+	Site has permission for neighbourhood retail and is adjacent to existing residential areas and cycle paths	N/A
26	N	=	Given the existing footpath and cycle path provisions there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A

27	N	=	Outwith any Conservation Area	N/A
28	N	=	No listed structures nearby	N/A
29	N	=	No inventory site closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Increased lighting	Low downward emission design for lighting used

Site Reference: IN71 Land at Asda Supermarket

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and development close to woodland	Badger survey work to assess impacts and mitigation
3	Y			+					The site is likely to affect the present green network of the area as the site	N/A

			is greenfield. However development of the site would be expected to enhance the green network	
4	Y	+	Improved pedestrian accessibility to green networks compared to previously fenced farmland	Maximise pedestrian accessibility
5	Y	+	Site contributes to SDR which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y	+	Additional lighting and traffic calmed environments	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	Y	+	Additional path linkages provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A

13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	Y	=	Site is sloping and re-contouring will	DIA required

			be necessary	
18	Y	-	Partially culverted minor watercourse passing through site	Request de-culverting and allow space for development of future natural processes
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Site is relatively exposed	Maximise S / SE elevations in any development. Shelter belt planting may be required
25	Y	+	Limited facilities on site at present, however site has permission for supermarket	Implement full Slackbuie district centre proposal

26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	May have significant impact upon local landscape	Landscape and Visual Impact Assessment may be required
33	N	=	Some re-contouring may be required	Minimise re-contouring

34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN72 Wester Inshes

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N				-				No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No significant impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					It is unlikely that any significant new areas of open space would be created	N/A
10	N			=					Likely neutral impact on paths network	N/A
11	N			=					Previously developed	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					Minor loss of soil quality	Re-use soil on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y			+					Any development of the site will be expected to deliver sustainable waste	Adequate bin storage

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	and recycling facilities
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	Y	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations
25	Y	+	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A

32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A

36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used
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Site Reference: IN73 Old Edinburgh Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No significant impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					It is unlikely that any significant new areas of open space would be created	N/A
10	N			=					Likely neutral impact on paths network	N/A
11	N			-					Loss of green space	N/A
12	N			=					No known geodiversity issues	N/A

13	N	=	loss of soil quality	Re-use soil on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	N/A
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations
25	Y	+	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Possible pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: IN74 Easterfield Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible loss of badger foraging and indirect effect on woodland habitat.	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss and maintain woodland set-back
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N			=					Neutral impact on local road network	Maximise any benefits in terms of road safety
6	N			=					No significant additional lighting or traffic calming likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely any significant net change in public open space provision	Maximise quality and quantity of any

				provision
10	N	=	Unlikely any net change in current path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	N	=	No watercourse within or close to site	N/A
19	N	-	Service networks extensions required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	FRA/DIA may be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	N	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	Y	-	Some re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for residential development	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

Site Reference IN75 Caulfield Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		

1	N	=	No known natural heritage designation/feature impact	N/A
2	Y	-	May be loss of badger foraging.	Badger survey work to assess impacts and mitigation
3	Y	+	The site is likely to affect the present green network of the area as the site is Greenfield. However development of the site would be expected to enhance the green network	N/A

4	Y	+	Improved pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	N	=	Neutral impact on existing access arrangements	N/A
6	Y	+	Additional lighting and traffic calmed environments	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	N	=	Likely neutral impact on paths network	N/A
11	N	-	Loss of green space	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	Y	-	Some re-contouring may be required	DIA required
18	Y	-	Minor watercourse adjacent to site	Request de-culverting and allow space for development of future natural processes
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	N	=	No known flood risk issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	South facing site	Maximise S / SE elevations in any development
25	Y	+	Limited facilities on site at present, however site has partial planning permission	More community facilities could be provided adjacent
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A

29	N	=	No inventory sites closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: H76 Resaurie

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
		+								
		+								

1	N	=	No known natural heritage designation/feature impact	N/A
2	Y	-	Possible loss of badger foraging and impact on adjoining woodland habitat.	Survey work to assess impacts and mitigation
3	Y	-	Loss of green network	Minimise loss and retain woodland + set-back
4	Y	+	Possible improved pedestrian accessibility to green networks	Retain and extend pedestrian accessibility
5	N	=	Unlikely contributions to local network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	Unlikely there will be any net change in public open space provision	Maximise quality and quantity of any provision
10	Y	=	Current path network should be retained and extended	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No significant re-contouring required	DIA required
18	Y	-	Watercourse borders site	Set back

19	Y	=	Service networks available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	-	Possible flood risk	FRA/DIA may be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development
25	Y	++	Excellent accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary but designated as amenity area	N/A

36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used
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Site Reference: IN77 Stratton Lodge

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Connectivity with Inner Moray Firth SPA/Ramar	Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through the preparation of recreation access management plan, which brings together components relating to open space, paths provision and the wider green network.
2	Y				-				Possible loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Possible impact on green network	Retention and set back
4	Y				+				Likely improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y				+				Likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation

9	Y	=	Possible net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	=	Possible net improvement to local path network	Maximise quality and quantity of any provision
11	Y	+	Part brownfield	Maximise brownfield component
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No significant re-contouring required	DIA required
18	Y	-	Watercourse borders site	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	-	Possible flood risk area adjacent	FRA/DIA required and any necessary mitigation including development set back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting
25	Y	+	Reasonable accessibility to facilities	Improved active travel connectivity to those

				facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed structure within site	Refurbishment and careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for residential development	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN78 Former Forestry Commission Depot, Smithton

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Possible impact on green network	Retention and set back

4	Y	+	Likely improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	N	=	No likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	Y	-	Possible contamination issues	Possible survey work and any necessary remediation
9	Y	=	Possible net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	=	Possible net improvement to local path network	Maximise quality and quantity of any provision
11	Y	+	Part brownfield	Maximise brownfield component
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No significant re-contouring required	DIA required
18	Y	-	Watercourse borders site	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	-	Possible flood risk area adjacent	FRA/DIA required and any necessary

				mitigation including development set back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for industrial/business development	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN79 Land east of Smithton Free Church

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Retention and set back
4	Y				+				Likely improved pedestrian accessibility to any retained green network	Maximise retention and improved pedestrian accessibility
5	N			=					No likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			=					Possible net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Partly disturbed ground	Minimise footprint of development
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	N	=	No watercourse closeby	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	-	Possible flood risk area adjacent	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A

32	Y	-	Loss of all tree cover may have adverse impact on local landscape	Retain wooded edge
33	Y	-	Some re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary but designated as amenity area	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN80 Upper Cullernie Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	Y				+				Likely improved pedestrian accessibility to adjoining green network	Maximise improved pedestrian accessibility
5	N			=					No likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely net increase in public open space provision	Maximise quality and quantity of any provision

10	N	=	Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No re-contouring required	Possible DIA required
18	N	=	No watercourse closeby	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk area	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting
25	Y	+	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to	Contributions towards

			improve footpath connectivity	such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest within site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No likely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for residential development	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN81 Inverness Campus, Beechwood

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	However, the Moray Firth SAC is less than 1km away. Development on this site should take into consideration the impact there may be on the SAC and the Inner Moray Firth SPA. This will include increased recreation along the coastline.

2	Y	-	Loss of good badger habitat	<p>Appropriate setback from watercourses.</p> <p>Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.</p> <p>Prior to commencement of development a land and habitat management and maintenance plan, including proposals for agriculture uses until required for development shall be submitted for the written approval of the Council.</p>
3	Y	-	Possible impact	as above

4	Y	+	Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y	+	Restricted capacity of local and trunk road capacity.	Maximise any benefits in terms of road safety.
6	Y	=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development. Apply Home Zone principles.
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	Y	+	The site does not lead to the loss of open space as identified in the Highland Greenspace Audit, however the site does form part of the Beechwood Green Wedge as identified in the Inverness Local Plan. Any development of the site will be required to maintain this green	Maximise public open space provision

			entrance of the city through the provision of significant public open space on site.	
10	N	=	There is no impact on core paths	Maximise improved pedestrian accessibility
11	N	-	Loss of greenfield good agricultural land. No land within the SVDLS.	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	There are unlikely to be much change to land form and level as a result of development	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented
18	Y	-	Watercourses within the site	While there are minor water courses running through the development these are considered in the masterplanning of the site. Culverting of these water courses will be avoided and ensure adequate set-back

19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Not on SEPA mapping due to the size of the watercourse but the risk still needs to be considered	Avoid any areas that have an unacceptable risk
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y/ N	=	Aspect good, shelter poor	Maximise S / SE elevations in any development Improve shelter through planting
25	Y	+	Will deliver connectivity through public transport, cyclist and pedestrian access links	Create active travel linkages to the surrounding area including linkages to Inverness City Centre and the Inverness Retail and Business Park.

26	N	=	Will deliver planning gain towards sustainable travel	Green travel plan requirement
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interests onsite	Pre-determination survey and possible mitigation
31	Y	=	Ashton Farm Cottages SAM are located within the site boundary. These are a ring ditch and pit circles.	Development on this part of the site will be required to take into consideration these features and not adversely affect them.

32	N	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character.	High quality design and creating a green development through linking with the wider green framework for the corridor.
33	N	=	It is unlikely that the development will have a significant impact on the local land form	A well designed site will be key as it will form a gateway to the City of Inverness
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted Inverness Local plan City boundary but not allocated, identified within A96 corridor SG, and in Highland wide Local Development Plan	N/A
36	Y	-	Increased lighting	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads. Low, downward emission design for lighting used

Site Reference: IN82 West of Castlehill Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					Unlikely site will affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y				-				There may be protected species in the area	Survey work to assess impacts and mitigation

3	Y	-	The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y	+	Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y	+	Site may require local road improvements	Maximise these benefits in terms of road safety
6	Y	=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N	=	No known bad neighbour uses	N/A
8	N	=	No known contamination issues	N/A
9	N	=	Development of the site may provide the opportunity for high quality open space to be provided within the area, for example if the site is developed for housing use	Maximise quality and quantity of any provision
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connection to local path network where possible
11	N	-	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	Adequate bin storage

			collection/recycling	
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map.	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	Y	+	Site is relatively close to local facilities	N/A

26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	=	B Listed Castle Hill House lies close to the western boundary of the site; however presence of intervening mature trees mean site is unlikely to have an impact on its setting	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No locally important archaeological sites contained in the HER lie within the site	N/A
31	N	=	No SMs within or adjacent to the site	N/A

32	N	=	Infill site – likely to have limited impact upon distinctiveness and special qualities of the present landscape character. Individual mature trees are valued landscape features that should be retained	Retain and provide set back from mature trees
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN83 Ashton Farm and Adjoining Land

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site has connectivity with the Inner Moray Firth SPA/Ramsar site.	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Loss of badger foraging and possible indirect impact on adjoining woodland habitat	Survey work to assess species impacts. Retention of green networks
3	Y				-				Incursion into green network	Retain viable width corridors - open ground uses such as playing fields
4	Y				+				Improved public access to green network	Maximise improved pedestrian accessibility
5	Y				+				Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N				=				No bad neighbour development closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Net improvement in local path network	Maximise quality and quantity of any provision

11	N	=	A greenfield component will be retained	Maximise quality and quantity of any provision
12	N	=	No impact on geodiversity	N/A
13	Y	-	Loss of prime farmland	Retain greenfield component and re-use topsoils on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities will be on site or closeby	On site provision
17	Y	-	Some re-contouring may be required	Possible DIA required
18	Y	-	Watercourses within and adjoining site	Retain and maintain set back
19	Y	=	Services available closeby	Connection to mains required
20	N	=	No air quality issues likely	N/A
21	Y	-	Fluvial flood risk area within site	FRA/DIA required and any necessary mitigation
22	N	=	No coastal erosion issues	N/A
23	N	-	Use / generation of local renewable energy source unlikely	N/A
24	N	=	Aspect reasonable, shelter and altitude good	Create shelter with additional planting
25	Y	+	Central to developing neighbourhoods and close to large scale employment and commercial centre	Maximise quality and quantity of connections
26	Y	+	Contributions to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and mitigation / set-back
31	Y	--	SMs within site	In situ preservation and setback or exceptionally excavation and recording
32	N	=	No adverse impact on local landscape	Careful siting and design
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - majority of area allocated as mixed use site	N/A
36	Y	-	Increase in lighting	Low, downward emission design for

										lighting used
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Site Reference: IN84 Stratton

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Parts of the site are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA. It is therefore important for development on this site to consider the impact there may be on both the SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline	Recreational Management Plan; protected species survey and if appropriate a mitigation plan may be required
2	Y				-				There are indications that a number of protected species may be present in the wider area.	Protected Species Survey may be required and mitigation carried out where appropriate
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site likely to require local and trunk road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No known bad neighbour uses	N/A
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the opportunity for high quality open	Maximise quality and quantity of any

			space to be provided within the area	provision
10	Y	=	A core path lies within the site	Maintain and incorporate path into development; provide connections to wider path network where possible
11	N	-	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality and entire site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	A small water course traverses the site	Allow space for restoration and development of natural processes in future
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small areas of the site are identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map	FRA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source	None

			proposed on site or closeby	
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations; provide shelter belt planting
25	Y	+	Site is within reasonable distance of local facilities and facilities are proposed to be provided within the site	N/A
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	A number of locally important archaeological sites contained in the HER lie within the site	Pre determination sampling work may be required
31	N	=	The site will not affect any SMs	N/A
32	N	=	It is unlikely the site will have a significant impact on the local landform, given the significant developments already planned for adjacent allocations	N/A
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for housing use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN85 Milton of Culloden

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		

		+				-					
1	Y					-				Parts of the site are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA. It is therefore important for development on this site to consider the impact there may be on both the SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline	Recreational Management Plan; protected species survey and if appropriate a mitigation plan may be required
2	Y					-				There are indications that a number of protected species may be present in the wider area.	Protected Species Survey may be required and mitigation carried out where appropriate
3	Y					-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y					+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y					+				Site likely to require local and trunk road improvements	Maximise these benefits in terms of road safety
6	Y					=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N					=				No known bad neighbour uses	N/A
8	N					=				No known contamination issues	N/A
9	N					=				Development of the site may provide the opportunity for high quality open space to be provided within the area	Maximise quality and quantity of any provision
10	Y					=				Core paths lies adjacent to the site boundaries	Maintain and incorporate path into development; provide connections to wider path network where

				possible
11	N	-	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality and entire site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	A small water course traverses the site	Allow space for restoration and development of natural processes in future
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small areas of the site are identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map	FRA required
22	N	=	No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations; provide shelter belt planting
25	Y	+	Site is within reasonable distance of	N/A

			local facilities and facilities are proposed to be provided within the site	
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	The B Listed Stratton Lodge Hotel lies to the west of the site.	Set back of development from Listed Building to ensure setting is not harmed
29	N	=	No Inventory site closeby	N/A
30	Y	-	A locally important archaeological site contained in the HER associated with the SM lies within the site	Pre determination sampling work may be required
31	Y	--	A SM lies within the site	Protect SM and immediate surroundings from development
32	N	=	It is unlikely the site will have a significant impact on the local landform, given the significant developments already planned for adjacent allocations	N/A
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN88 West of Eastfield Way

No	Y/	Will the impact be...	Justification	Mitigation Measures
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	N	+ +	+	=	-	- -	??	+/-		
1	N			=					No known natural heritage designation/feature impact	The nearest designated site is the Longman/Castle Stuart SSSI which is around 300m away. It is not anticipated there will be any impact on this through this site
2	Y				-				Loss of good badger habitat	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out
3	Y				-				Possible impact	as above
4	Y				+				Improved pedestrian accessibility to green networks	Contribution towards strategic access improvements
5	Y				+				Any development on this site would be expected to make a developer contribution	Contribution towards improvement of the local and trunk road infrastructure
6	Y			=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A
9	N			=					The allocation does not cover any area of open space identified in the Highland greenspace audit. Given the nature of the proposed use it is unlikely to deliver open space.	N/A
10	N			=					There is no impact on core paths	Improve pedestrian links
11	N			=					No land within the SVDLS.	N/A

12	N	=	No known geodiversity issues	N/A
13	N	=	No known soil quality issues	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	There are unlikely to be much change to land form and level as a result of development	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented
18	Y	-	There is a minor water courses running around the edge of the site.	Ensure appropriate setback.
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Not identified as a risk through SEPA flood mapping	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y/ N	=	Aspect good, shelter poor	Maximise S / SE elevations in any

				development
25	Y	+	Will deliver better connectivity	Through this development there will be opportunity to seek better active travel links to the wider area.
26	N	=	Given the proximity of other uses there is a clear opportunity to make a more sustainable shopping destination while facilitating sustainable transport to both the east and west of the site	Help facilitate sustainable transport east and west
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	HER interests close to site	Possibly pre-determination survey and possible mitigation
31	N	=	No SAM or setting of affects this area	N/A
32	N	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character	High quality design and creating a green development through linking with the wider green framework for the corridor
33	N	-	Given the adjacent uses of the Inverness Retail and Business Park we do not believe that this site would have a detrimental impact on the local landform.	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	The site is within the settlement boundary for the City of Inverness and	N/A

			the site is allocated in Highland wide Local Development Plan	
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: IN86 & IN87 Land North East of Culloden Academy

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site has connectivity with the Inner Moray Firth SPA/Ramsar site.	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Loss of badger foraging and possible indirect impact on adjoining woodland habitat	Possible survey work to assess species impacts

3	Y				-				Incursion into green network	Retain viable width corridors - open ground uses such as playing fields
4	Y				++				Improved public access to green network	Maximise improved pedestrian accessibility
5	Y				+				Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N				=				No bad neighbour development closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				++				Significant net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Net improvement in local path network	Maximise quality and quantity of any

				provision
11	N	=	Retained greenspace use	Maximise quality and quantity of any provision
12	N	=	No impact on geodiversity	N/A
13	N	=	No significant loss of soil quality - existing soil should be re-distributed if disturbed	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	Y	-	Some re-contouring may be required	Possible DIA required
18	N	=	No watercourses within site	Retain and maintain set back
19	Y	=	Services available closeby	Possible connection to mains required
20	N	=	No air quality issues likely	N/A
21	N	=	Possible flood risk	Possible FRA/DIA required and any necessary mitigation
22	N	=	No coastal erosion issues	N/A
23	N	-	Use / generation of local renewable energy source unlikely	N/A
24	N	=	Aspect reasonable, shelter and altitude good	Create shelter with additional planting
25	Y	+	Provision of community facilities within residential catchment deficient in such provision	Maximise quality and quantity of any provision
26	Y	=	Contributions to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design

29	Y	-	Inventory site adjoins	Careful siting and design
30	Y	-	HER interest within site	Possible pre-determination survey and mitigation / set-back
31	N	=	No SAM closeby	Set back - careful siting and design
32	N	=	No adverse impact on local landscape	Careful siting and design
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - designated as green wedge	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: IN89 Easter Muckovie

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitat and species	N/A
3	N			-					No known loss to green network	N/A
4	N			=					This will not improve opportunity for people to come into contact with the green network	N/A
5	N			=					There is sufficient capacity for the proposed use	N/A
6	Y			+					Additional lighting and traffic calmed	N/A

			environment likely	
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	-	Given the nature of the proposed use it is unlikely to deliver open space.	N/A
10	Y	+	Provides a connection to public footpath network on B006	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield agricultural land	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	There is some loss of soil quality as this is agricultural land (but not prime agricultural land)	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	N	=	No significant re-contouring required	N/A
18	N	=	There are no water courses onsite	N/A
19	Y	=	Service networks closeby but require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	There is no known flood risk associated to this site	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None

24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create new shelter with planting
25	Y	+	Reasonable accessibility	N/A
26	N	-	No contributions would be sought to improve public transport connections	Footpath link to public footpath network on B006
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	+	No HER interest within site	N/A
31	N	=	No SAM closeby	N/A
32	N	-	Unlikely significant adverse impact on local landscape	Appropriate planting/landscaping to improve the containment of the site
33	N	=	No significant re-contouring likely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith settlement boundary, but the site has planning permission for a camping site.	The planning permission will not affect long term expansion or compromise the landscape setting.
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: Inverness IN90 Land south east of Drummosie Hotel

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site is unlikely to affect any designations or affect non-statutory	N/A

			features identified as being of nature conservation importance	
2	Y/ N	=	There may be protected species in the area (including Badger)	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N		Development of the site is unlikely to affect the existing green network of the area as it is a developed site.	N/A
4	N	=	The site is unlikely to provide an opportunity for people to come into contact with nature/natural environments.	Footpath connections will be required to enable access to open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	N	=	There is unlikely to be any substantial road improvements as a result of the development.	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site is unlikely to affect the level of public open space in the area.	
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N	-	The site is greenfield in nature.	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New	N/A

			Developments including leaving enough space for kerbside collection/recycling	
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will likely be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is located on the outskirts of the city and it is likely that the main mode of transport to access the site is by car.	N/A
21	N	=	Outwith SEPA's 1 in 200 years flood risk area	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no proposals at this stage to provide any renewable energy facilities.	N/A
24	Y	+	The site is may be slightly exposed to the prevailing wind but the buildings could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	N	=	The site is located next to the Drummoise Hotel and with 500m of residential properties. However there are few opportunities to improve active travel routes.	N/A
26	Y	=	The site provides an opportunity for planning gain towards encouraging sustainable travel patters – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	The site will impact on the setting of Drummoise Hotel which is B Listed.	Developer requirement to take careful consideration of proximity to the Drummoise Hotel
29	N	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The site may impact on the settling of	Developer requirement

			Drummosie Hotel which is a HER site.	to take careful consideration of proximity to the Drummoise Hotel
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	-	The site will unlikely affect any landscape designations but may impact the view of Inverness from the south at particular places.	Relevant setback and additional tree planting to screen from the road will be required.
33	N	+	The site is unlikely to require any significant earth works and access and parking being relatively easy to create.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Inverness Local Plan.	N/A
36	Y	-	Due to the location of the site it is likely that development will include street lighting in the interests of safety which will contribute to light pollution.	Restricted use of street lighting

Site Reference: IN91 South of Inverness Retail and Business Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			=					Badgers are present in the area	A badger survey should be conducted and where appropriate mitigation carried out
3	Y				-				This elements of the site may form part of the green network for the area.	Detailed consideration of the layout and design will be required to avoid impact on the green network.
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improve pedestrian accessibility
5	Y				+				Any development on this site would be expected to make a contribution towards improvement to the local and	Maximise these benefits in terms of

			trunk road infrastructure.	road safety
6	Y	+	The car parking required as part of this allocation should create a pleasant and safe environment for pedestrians and cyclists	Maximise these benefits in terms of road safety
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Additional public open space may be provided on site	Maximise quality and quantity of provision
10	Y	+	Additional path linkages provided compared to previous position	Maximise quality and quantity of provision
11	Y	-	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	=	loss of soil quality	Re-use soil on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	N	=	No re-contouring required	DIA required
18	Y	-	Minor watercourse adjacent to site	Culverting will not be permitted
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	N/A

22	N	=	No known coastal erosion issues	N/A
23	N	=	No local renewable energy source proposed on site or closeby	N/A
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations
25	Y	+	Good accessibility to adjacent facilities	Improved pedestrian connectivity
26	y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary and allocated for retail use	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Inverness

The following site was added to the Plan post Examination.

Site Reference: IN50 Druid's Temple

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	--	??	+/-		

		+									
1	N		=							No known natural heritage designation/feature impact	N/A
2	Y		-							Loss of badger foraging and woodland habitat	Survey work to assess impacts and mitigation
3	Y		-							Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides
4	Y		+							Possible improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y		+							Site would require local road improvements	Maximise these benefits in terms of road safety
6	Y		+							Additional lighting and traffic calmed designs likely	N/A
7	N		=							No bad neighbour uses closeby	N/A
8	N		=							No known contamination issues	Possible survey work and any necessary remediation
9	N		=							Neutral impact on local public open space provision	N/A
10	Y		=							Likely neutral impact on current path network	Maximise quality and quantity of provision
11	N		-							Loss of greenspace	Minimise loss
12	N		=							No known geodiversity issues	N/A
13	Y		-							Loss of soil quality	Re-use on site or closeby
14	N		=							No known peatland issues	N/A

15	N		=							No known croft land issues	N/A
16	N		-							Recycling facilities distant	Adequate bin storage - district recycling facilities at new Asda
17	Y		-							Some re-contouring required	DIA required - minimise re-contouring with

				careful siting
18	Y	-	Watercourses cut through and border site	Ensure retention and adequate set-back
19	N	-	Sewerage network will need extended	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development - new planting to create shelter
25	N	-	Relatively poor accessibility to facilities	Implement planned facilities closeby
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A

30	Y	-	HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Potential adverse impact on local landscape	Careful siting and design
33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but	Minimise loss of green

			allocated as green wedge	wedge
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Kiltarlity

Site Reference: KT1 Former Balgate Sawmill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					Long Established Woodland lies within parts of the site	Minimise loss of long established woodland
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential	N/A

			Developments Guidance	Supplementary	
10	Y	=	A core path runs adjacent to the western part of the site		Provide connection to core path where possible
11	N/ Y	-	The site is greenfield in nature		N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site		N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land		Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland		N/A
15	N	=	The site will not affect the viability of any crofting unit		N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling		N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.		N/A
18	N	=	There are no water courses within or adjacent to the site		N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works		N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions		N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map		N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes		N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will		N/A

			encourage the use of micro renewables on site	
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 250m from the village shop and 50m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Likely to have limited landscape impact due to presence of mature trees	Retention of mature wide tree belts
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for expansion	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KT2 Glebe Farm South

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area	N/A

			identified for its importance for nature conservation	
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs adjacent to the eastern boundary of the site	Provide connection to core path where possible
11	N/ Y	=	The site is greenfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of	Re-use of soil on site

			some soil, however no part of the site is prime agricultural land	where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 350m from the village shop and 150m from bus stops from which local services	N/A

			operate	
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	The site will not affect any locally important archaeological site identified on the Historic Environment Record site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site will not affect any landscape designations. Likely landscape and visual impacts, contrasting to existing settlement pattern.	High standard of design, layout and landscaping. Layout should retain some long distance views through the site. Landscape and Visual Impact Assessment may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KT3 Glebe Farm North

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the	A protected species

			area	survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs adjacent to the eastern boundary of the site	Provide connection to core path where possible
11	N/ Y	=	The site is greenfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 300m from the village shop and is adjacent to bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active	N/A

				travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	
27	N	=		No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=		No Listed Buildings or their settings will be affected by the site	N/A
29	N	=		The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-		A locally important archaeological site identified on the Historic Environment Record lies to the north of the site, a possible farmstead	Consultation with relevant internal Council department to ensure appropriate mitigation
31	N	=		There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-		The site will not affect any landscape designations. Likely landscape and visual impacts, contrasting to existing settlement pattern.	High standard of design, layout and landscaping. Layout should retain some long distance views through the site. Landscape and Visual Impact Assessment may be required
33	N	=		The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A

34	N	=		The site will not affect any area of wild land	N/A
35	Y/ Y	+/+		The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for housing and special uses	N/A
36	Y	-		A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KT4 – Old Mill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			-					Much of the site is currently occupied by long established woodland	Minimise loss of long established woodland through design of site. Woodland Management Plan may

				be required
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space and avoid fragmentation of the network	Detailed consideration of site layout at planning application stage to avoid fragmentation of the Network.
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to for road safety measures, such as speed bumps to be incorporated into the development	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	Y	-	There may be contaminated land issues affecting the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	Y	=	A core path runs adjacent to the northern boundary of the site	Provide connection to core path where possible
11	Y/ N	=	The site is largely brownfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's	N/A

			Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	A small watercourse lies close to the southern boundary of the site	Allow space for development and restoration of natural processes
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 130m from the village shop and 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Likely to have limited landscape impact due to presence of mature trees	Retention of mature wide tree belts
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Kirkhill

Site Reference: KH1 Achnagairn

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y				-				Overhead lines traverse a northern section of the site	Minimum clearance to be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect	N/A

			any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	A core path runs parallel to the southern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A

19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 350m from the village centre and approximately 150m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site is unlikely to affect the setting of any Listed Building	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	The site will not affect any important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued natural heritage features	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KH2 East of Birch Brae Drive

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y				-				Overhead lines traverse a central part of the site	Minimum clearance to be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing	N/A

			development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	A core path runs parallel to the southern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to	N/A

			meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation

25	Y	=	The site lies approximately 300m from the village centre and approximately 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site is unlikely to affect the setting of any Listed Building	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	The site will not affect any important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued natural heritage features	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KH3 Groam Farm West

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A

10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	=	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 300m from the village centre and approximately 500m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	The site will not affect locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. May affect key views over the site	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KH4 MacMillan's Yard

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible	Habitats Regulation Appraisal to assess any potential impacts.

			Habitats Regulations Appraisal issue.	
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope for road safety measures as part of the site, for example speed bumps	N/A
7	N	=	There are no known bad neighbour uses nearby, although the site lies adjacent to housing so there is potential for residential amenity issues to arise	Buffer between business use and residential use may be required

8	Y	=	As parts of the site is brownfield there may be potential for contaminated land issues	Contaminated Land Report may be required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	Y	=	A core paths lies adjacent to the southern boundary of the site	Provide connections to core path where possible
11	N/ Y	=	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is unlikely to result in the loss of soil and no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be	N/A

			expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore likely to be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 200m from the village centre and approximately 150m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued landscape features	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: KH5 Groam Farm East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with	N/A

			the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development	N/A

			would have a significant impact on the local landform	
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 300m from the village centre and approximately 500m from bus stops from which local services operate	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	The site will not affect locally important archaeological sites	N/A

			identified on the Historic Environment Record	
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. May affect key views over the site and potential and landscape and visual impacts	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kirkhill settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Maryburgh

Site Reference: MB1 Maryburgh Expansion Site (North)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation. The site is within close proximity to an area of woodland identified as Long Established Woodland by SNH however no adverse impact is anticipated	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to have an impact on the existing green network of the area as it is currently undeveloped. However development will also be required to provide green space which may facilitate easier movement of species	N/A
4	Y				+				The site provides opportunity for people to come into contact with nature/natural environments given its location within close proximity to areas of woodland identified in the Inventory of Gardens and Designed Landscapes, located to the south of the site	N/A
5	Y				+				Given the size of the site, off site road improvements are likely to be required as part of development of the site	N/A

			which may contribute to road safety	
6	Y	+	There is scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in a loss of some usable open space/woodland however development of the site would also be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	2 core paths identified in the Council's Core Path Plan are located along the northern (Dingwall to Maryburgh cycleway) and southern (Birch Drive to Ussie Road) boundary of the site	Development should ensure both Core Paths are maintained and incorporated into the site
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	Development of the site will result in some loss of soil this is partially classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A watercourse is present towards the southern end of the site	Development should ensure no diverting, channelling or culverting of the watercourse takes place
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route	N/A
21	Y	=	A watercourse runs through the site which is identified as being at risk of fluvial flooding on SEPA's 1 in 200 year flood risk map	Development of the site may be need to be supported by a Flood Risk Assessment/ area at risk of flooding may need to be excluded from overall development
22	N	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation

25	Y	+	The site is within 400m straight line distance of the village centre/community facilities	Strong active travel links to encourage walking/cycling to the village centre
26	N	=	The site is not likely to provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y		The site borders a site identified in the Inventory of Gardens and Designed Landscapes	Consultation with the relevant Council departments may be required to identify suitable mitigation measures
30	N	=	There is an HER site (Ussie Mill) located to the south of the site which may be affected by development	Consultation with the relevant Council departments may be required to ensure no negative impact/appropriate buffer or setback may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations however there may be some landscape/visual impact as development may contrast landscape character and pattern	Development of the site may need to be supported by a Landscape and Visual Impact Assessment
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A

34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is allocated in the Ross and Cromarty East Local Plan and is within the settlement boundary	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MB2 Maryburgh Expansion Site (South)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation. The site contains woodland identified as Long Established Woodland by SNH	Compensatory planting may be required to mitigate loss of woodland
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to have an impact on the existing green network of the area as contains large areas of woodland. However development will also be required to provide green space which may facilitate easier movement of species	N/A
4	Y				+				The site provides opportunity for people to come into contact with nature/natural environments given its	N/A

			location next to areas of woodland, located to the south of the site	
5	Y	+	Given the size of the site, off site road improvements are likely to be required as part of development of the site which may contribute to road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in a loss of some usable open space/woodland however development of the site would also be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path identified in the Council's Core Path Plan is located along the northern boundary of the site	Development should ensure the Core Path is maintained and incorporated into the site
11	N/ Y	=	The site is greenfield (woodland) in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Development of the site will result in some loss of soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 400m straight line distance of the village centre/community facilities	Strong active travel links to encourage walking/cycling to the village centre

26	N	=	The site is not likely to provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	-	The site itself is partially identified in the Inventory of Gardens and Designed Landscapes	Consultation with the relevant Council departments may be required to identify suitable mitigation measures
30	N	=	The site will not impact on any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations however there may be some landscape/visual impact as development may contrast landscape character and pattern	Development of the site may need to be supported by a Landscape and Visual Impact Assessment
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is allocated in the Ross and Cromarty East Local Plan and is within the settlement boundary	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MB3 Former Maryburgh Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or any other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is unlikely to have an impact on the existing green network of the area as it is currently brownfield in nature. However development may provide an opportunity to create additional green space which may facilitate easier movement of species	N/A
4	N			=					The site is not likely to provide significant opportunities for people to come into contact with nature/natural environments	N/A
5	N			=					Given the size of the site, off site road improvements are not likely to be required as part of development of the site	N/A
6	Y				+				There is scope to incorporate road safety measures, such as traffic calming measures, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close	N/A

			proximity to the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will not result in a significant loss of some usable open space however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any Core Path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is brownfield (former school and car parking area) in nature. Development will allow the site to be brought back into productive use as encouraged by national planning policy	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	Development of the site is not likely to result in a significant loss of soil	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or	N/A

			level – SUDS will be required to deal with any soil or drainage issues	
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 400m straight line distance of the village centre/community facilities	Strong active travel links to encourage walking/cycling to the village centre
26	N	=	The site is not likely to provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A

29	N	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/ N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout however this is in keeping with the surrounding pattern of development	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is not allocated in the Ross and Cromarty East Local Plan however is within the settlement boundary	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution, however this is not considered to be significant given the size of the site	Restricted use of street lighting

Muir of Ord

Site Reference: MO1 Broomhill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A path contained in the Highland Path Record lies adjacent to the eastern and southern boundaries of the site	Provide connections to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	-	Historically straightened minor watercourse forms the northern boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 170m from the town centre and within 50m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	A small part of the northern part of the site is identified as being at risk from flooding	Flood Risk Assessment undertaken that is acceptable to SEPA provided its recommendation of no development in flood risk areas is followed
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site partly enclosed by some mature trees and existing built development however parts of it are exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 170m from the town centre and within 50m straight line distance from bus stops from which local services operate	N/A

26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. The site may affect view keys west. No landscape capacity identified in landscape capacity study, likely landscape and visual impacts. Mature trees adjacent to eastern site boundary are valued landscape feature	Landscape and Visual Impact Assessment and Landscape Framework may be required. Retain and protect mature trees
33	N	-	The site is undulating and may require significant re-contouring	Development should reflect natural topology of the site where possible
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may	Restricted use of street lighting

			contribute to light pollution	
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Site Reference: MO2 Tore Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site may affect the Inner Moray Firth Special Protection Area and Ramsar site, potential Habitats Regulations Appraisal issue	Consultation with relevant key agency to identify any required survey and mitigation measures
2	Y/ N			=					There may be protected species in the area, possibly including Great Crested Newt, badgers and bats	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Core paths and paths contained in the Highland Path Record lie close to the site	Provide connection to existing paths where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	-	lochan lies to the east of the site boundary	Allow space for restoration and development of natural processes in future. Past species surveys have identified Great Created Newts in the area, may have implications on mitigation measures for burns/lochans
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies 300m from the town centre and 340m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map, however site is within a flat area where drainage may be problematic	Drainage and flooding should be considered as part of the drainage strategy of the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	The site is 300m from the town centre and is within 340m straight line	N/A

			distance from bus stops from which local services operate	
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	N	=	The site will not impact on a Scheduled Ancient Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Capacity identified in landscape capacity study	Landscape and Visual Impact Assessment and Landscape Framework may be required. A832 building line set back and perimeter tree planting required, amenity space should be provided to the south
33	Y	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and	N/A

			allocated for expansion	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MO3, Ardnagrask, Corrie Road

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site will not affect any natural heritage designation or area identified for its importance to nature conservation.	
2	Y/ N	=	There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	Development of the site would be	Developer requirement

			expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies within a reasonable distance of the settlement centre and is close to public transport provision which may increase car travel contributing to air pollution	Adequate footpath connections allowing safe walking and cycling routes to the village centre and the school should be a developer requirement.
21	N	=	No part of the site is identified as	N/A

			being at risk from flooding in the SEPA flood risk map	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is partially enclosed by some mature trees and therefore likely to be sheltered from prevailing wind. The site has a north-south facing aspect.	Design of buildings to take account of solar orientation
25	N	-	The site is just over 400m straight line distance of the town centre/community facilities including primary school.	Connections would be required to the existing walking and cycling network.
26	Y	+	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	-	A potential Motte has been identified to the north of the site and is recorded in the Historic Environment Record.	Suitable archaeological surveys may be required and protection of the setting of the Motte.
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. However no landscape capacity was identified in landscape capacity study and development of the site is likely to contrast character of landscape and erode distinction of Ardnagrask and Muir of Ord. Presence of mature woodland to the east of the site is likely to limit effects on key views. Mature trees are key landscape feature.	Landscape and Visual Impact Assessment, Landscape Framework and Woodland Management Plan may be required.
33	N	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current	N/A

			settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing.	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MO4 Ord Hill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y					+			Off site road improvements may be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of	N/A

			the site	
7	Y	-	An distillery lies to the west of the site	Noise Assessment may be required; buffer are likely to be required between housing and distillery
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 500m from the town centre and within 30m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	Very small parts of site adjacent to its western boundary are identified as being at risk from fluvial or pluvial flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site largely enclosed by some mature trees and existing built development however parts of it are exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 500m from the town centre and within 30m	N/A

			straight line distance from bus stops from which local services operate	
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is unlikely to affect key views as it is largely enclosed. Mature trees which are valued landscape features lie adjacent to the sites boundaries	Retain and protect mature trees
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may	Restricted use of street lighting

			contribute to light pollution	
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Site Reference: MO5 Land to the South of the Cairns

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site may affect the Inner Moray Firth Special Protection Area and Ramsar site, potential Habitats Regulations Appraisal issue	Consultation with relevant key agency to identify any required survey and mitigation measures
2	Y/ N			=					There may be protected species in the area, possibly including Great Crested Newt	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The western boundary of the site is formed by the Inverness to Dingwall Rail Line and an industrial estate lies	Noise Assessment may be required to identify any necessary

			to the east	mitigation measures
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A path contained in the Highland Path Record adjoins the south eastern corner of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal	N/A

			with any soil or drainage issues	
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies some distance from the town centre but is within 450m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	The site is some distance from the town centre but is within 450m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will	N/A

			not affect the setting of a Conservation Area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Several locally important archaeological sites contained in the Historic Environment Record lie within the site	Consultation with relevant internal Council departments to agree required mitigation measures
31	Y	--	A Scheduled Monument, Windhill Standing Stone, lies within the site	Appropriate area required to be left around the monument to protect its immediate setting
32	Y	-	The site is not located within any landscape designations. Likely to have significant landscape and visual impacts, contrasting to the character and distinction of Muir of Ord, Windhill and Beauly. No landscape capacity identified	Landscape and Visual Impact Assessment and Landscape Framework may be required. Landscaping/plating likely to be required along the A862 road frontage to a depth of 20m and a narrow buffer between housing and other uses
33	Y	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may	Restricted use of street lighting

			contribute to light pollution	
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Site Reference: MO6 Muir of Ord Industrial Estate Expansion

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site will not affect any natural heritage designation or area identified for its importance to nature conservation. The site is mixed plantation woodland which is covered by some designations	Suitable layout of development avoiding adverse impact on designations
2	Y/ N				=				There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as parts of the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within woodland and close to the open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y				-				The site lies within an industrial estate	N/A
8	N				=				There are no known land	N/A

			contamination issues affecting the site	
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	Paths contained in the Highland Path Record lie within the site	Maintain existing paths and incorporate into development
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection	N/A

			can be made	
20	Y	+	The site lies approximately 700m from the town centre and within 300m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore likely to be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 700m from the town centre and within 300m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified	N/A

			in the Inventory of Gardens and Designed Landscapes	
30	Y	-	Several locally important archaeological sites contained in the Historic Environment Record lie within the site	Consultation with relevant internal Council department to agree any required mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations however it may contrast with agricultural setting of showground	Landscape and Visual Impact Assessment may be required. Landscape buffer between showground and site
33	N	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is largely within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MO7 Glen Ord Distillery

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site will not affect any natural heritage designation or area identified for its importance to nature conservation.	
2	Y/ N	=	There may be protected species in the area, previously there has been known to be great crested newts in the area. Given that the development	A protected species survey may be required to identify any species present and suitable

			may involve exiting buildings bats may be an issue.	mitigation measures to ensure no adverse impact through development
3	Y	=	It is not likely that development of the site will affect the green network as the site is brownfield.	N/A
4	N	-	Given the current and proposed use, it is unlikely the site will provide opportunities for people to come into contact with nature/natural environments.	N/A
5	Y	+	For any significant expansion/redevelopment of the site, it is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures as part of any significant expansion/redevelopment of the site.	Developer requirement to ensure the incorporation of road safety measures.
7	Y	=	The existing use is a bad neighbour use and the proposal will lead to a continuation of this use.	Any receptors will need to be considered when detailed proposals are brought forward.
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	N	=	Given the type of use existing and proposed to be continued it is not anticipated recreational open space would be included.	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	Y	+	The site is brownfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	Given the site is brownfield, it is unlikely that the site will result in loss of soil.	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's	Developer requirement to be include in relation to waste provision in

			Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	Y	-	A watercourse runs through the site	No further culverting of the watercourse to be permitted.
19	Y	=	Current development on the site is connected and therefore it is assumed a connection can be made for future expansion.	N/A
20	N	-	The site is a distance from the settlement however it is within walking distance of the settlement centre. contributing to air pollution	Adequate footpath connections allowing safe walking and cycling routes to the settlement centre.
21	N	=	The north of the site is at risk of fluvial flooding as shown on the SEPA indicative flood risk map. However it should be noted that this site is currently developed.	A flood risk assessment may be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is partially enclosed and therefore likely to be sheltered from prevailing wind. The site has a north-south facing aspect.	Design of buildings to take account of solar orientation
25	N	-	The site is a distance from the settlement centre/community facilities however given the proposed use this is not a significant concern.	Connections would be required to the existing walking and cycling network.
26	Y	+	Given the existing use of the site and proximity to existing bus services a financial contribution towards sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site does not contain any listed buildings.	N/A

29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The Ord Distillery is identified in the Historic Environment Record as a Post-Medieval Distillery.	Due consideration should be given to development which may affect this historic building.
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations.	N/A
33	N	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan.	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Munlochy

Site Reference: ML1 East of Cameron Crescent

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may have some impact on the green network as it is largely undeveloped. Development of the site may also provide opportunities for creation of additional green space	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements which may contribute to improved road safety	N/A
6	Y				+				There may scope to incorporate traffic calming measures within the development which would contribute to improved road safety	N/A
7	N			=					There are no bad neighbour uses or physical constraints within close	N/A

			proximity to the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	N	=	The site will not impact on any Core Paths, Rights of Way or other outdoor access opportunities.	N/A
11	N/ Y	=	The site is mainly greenfield in nature	
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection	N/A

			can be made	
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	=	The site is within 400m straight line distance of the town centre/community facilities and within close proximity to the national cycle pathway	Strong active travel links to be incorporated
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any	N/A

			landscape designations	
33	N	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is outwith the RACE LP settlement boundary however presents an opportunity to round off the settlement	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: ML2 Brae Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation. The site is located next to and contains a small section of Long Established Woodland	Retention of LEW wherever possible or compensatory planting
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to impact on the green network given the site is undeveloped and located next to an area of LEW however some additional green space would be	N/A

			provided as part of development of the site	
4	Y	+	The site will provide some opportunity for people to come into contact with nature/natural environments as it is located next to an area of Long Established Woodland	N/A
5	N	=	Development of the site is unlikely to require significant off site road improvements	N/A
6	Y	+	There may scope to incorporate traffic calming measures, such as home zone principles, within the development which would contribute to improved road safety	N/A
7	N	=	There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in loss of valued open space. Some additional areas of open space will created as part of the development in line with the Council's supplementary guidance	N/A
10	N	=	The site will not impact on any Core Paths, Rights of Way or other outdoor access opportunities.	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in a loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in a change to landform or levels which may result in soil/drainage issues	SUDS to be incorporated as part of development of the site
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	=	The site is within 400m straight line distance of the town centre/community facilities and within close proximity to the national cycle	Strong active travel links to be incorporated

			pathway	
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any landscape designations	N/A
33	N	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for housing use in the Ross and Cromarty East Local Plan and is within the settlement boundary. The site also has planning permission.	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: ML3 South of the Post Office

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		

		+				-					
1	Y					-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage. The site has connectivity to the Inner Moray Firth SPA and Munloch Bay SSSI	Due consideration of impacts on the designated sites
2	Y/ N					=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y					=				The site may have some impact on the green network as it is largely undeveloped. Development of the site may also provide opportunities for creation of additional green space	N/A
4	N					=				The site is unlikely to provide opportunity for people to come into contact with nature/natural environments	N/A
5	Y					+				Development of the site may involve off site road improvements which may contribute to improved road safety	N/A
6	Y					+				There may scope to incorporate traffic calming measures within the development which would contribute to improved road safety	N/A
7	N					=				There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N/ Y					??				The site was formerly (partially) in use as a mill with former mill buildings still on site therefore there may be some land contamination issues affecting	Further investigation may be required to assess whether any contamination is

			the site	present
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	N	=	The site will not impact on any Core Paths, Rights of Way or other outdoor access opportunities.	N/A
11	N/ Y	=	The site is mainly greenfield in nature however also contains derelict buildings formerly used as a mill	Development will removal and/or conversion of brownfield land
12	N	=	The site does not lie within any geological conservation review site.	N/A
13	Y	=	The site will result in some loss of soil however this is not classed as prime agricultural land.	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	Y	-	The southern portion of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment may be required in support of the site
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	=	The site is within 400m straight line distance of the town centre/community facilities and within close proximity to the national cycle pathway	Strong active travel links to be incorporated
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	Y	=	The former mill building is identified in the HER and may be impacted by development	Consultation with the relevant Council department may be required to identify suitable mitigation/ Appropriate setback/buffer may be required

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any landscape designations	N/A
33	N	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is outwith the RACE LP settlement boundary.	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: ML4 North of Brae Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to impact on the green network given the site is undeveloped however some	N/A

			additional green space would be provided as part of development of the site	
4	N	=	The site is not likely to provide opportunities for people to come into contact with nature/natural environments other than that within the surrounding countryside	N/A
5	Y	+	Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	Y	+	There may scope to incorporate traffic calming measures, such as home zone principles, within the development which would contribute to improved road safety	N/A
7	N	=	There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in loss of valued open space. Some additional areas of open space will created as part of the development in line with the Council's supplementary guidance	N/A
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	The site will result in a loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever

				possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in a change to landform or levels which may result in soil/drainage issues	SUDS to be incorporated as part of development of the site
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however previous investigations have indicated the site is prone to flooding	Flood Risk Assessment may be required in support of the site
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind

25	Y	++	The site is within 400m straight line distance of the town centre/community facilities which should encourage walking/cycling. A cycle network route also runs down the western boundary of the site into the village centre	N/A
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site does not lie within any landscape designations however there is potential for significant visual impact	A Landscape and Visual Impact Assessment may be required in support of the site
33	N	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for housing use in the Ross and Cromarty East Local Plan but is safeguarded for a possible school site. The site is located within the settlement boundary	N/A

36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting
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Site Reference: ML5 North of A832

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements which may contribute to improved road safety	N/A
6	Y				+				There may scope to incorporate traffic calming measures within the development which would contribute to improved road safety	N/A

7	N	=	There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	N	=	The site will not impact on any Core Paths, Rights of Way or other outdoor access opportunities.	N/A
11	N/ Y	=	The site is largely greenfield in nature and currently contains a petrol filling station	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any	N/A

			watercourse, loch or sea	
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities. The site is however located next to a national cycle pathway. The site will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A

30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any landscape designations	N/A
33	Y/ N	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for special uses in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Nairn

Site Reference: NA1 – Former Showfield East

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation	N/A
2	Y/ N			=					There may be some protected species within the area however the site is already built up so this is not likely to be significant	A protected species survey may be required
3	N			=					There is likely to be some impact to the existing green network as the site is currently greenfield in nature however half the site will remain as open space which will limit any impact and may provide opportunities to create facilitate movement of species	N/A
4	Y				+				The site will be located next to an area of open space which will provide people with opportunity to come into contact with nature/natural environment	N/A
5	Y/ N			=					It is unlikely that access into the site will affect the trunk road network significantly so off site road improvements are not likely to be required	N/A
6	Y				+				There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N			=					There are no bad neighbour uses	N/A

			nearby	
8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	N	=	Development of the site will impact on usable public open space which is understood is valued by members of the public.	Whilst there will be some loss of open space the area to the front of the site has been allocated as open space so only half of open space at the Showfield will be lost through development
10	Y	+	The site will not affect any core paths identified in the Council's Core Path Plan or any other outdoor access opportunities. There is one Core Path located on the other side of the A96 which runs to the Nairn Golf Course – there may be an opportunity to extend the path into the site to provide a wider path connection	N/A
11	N/ Y	=	The site is currently greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A

16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not considered to be at risk of coastal erosion or natural coastal processes	N/A
23	N	=	There may some scope for renewable energy technologies to be incorporated as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A

26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is one site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not within any landscape designation. It is considered that development of the site not result in the loss of any key views however there will be some loss of valued open space	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may	Restricted use of lighting

			contribute to light pollution	
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Site Reference: NA2 – South Kingsteps

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site has connectivity to the Moray and Nairn Coast.	Due consideration of the site through the HRA.
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					There may be some impact on the existing green network of the area as the site is currently undeveloped. There may be opportunities to facilitate easier movement of species through creation of additional green space as part of development of the site	N/A
4	Y				+				The site is located within close proximity to areas of woodland, including those identified as Long Established Woodland by SNH	N/A
5	Y				+				It is likely that there will be a need for off site road improvements to accommodate the development which may contribute to road safety	N/A
6	Y				+				There may be some scope for the incorporation of traffic calming measures within the site in the interests of safety	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	N			=					There are no known land contamination issues affecting the site at present	N/A
9	Y				+				There will be some loss of current open space however this is not considered usable. Development of the site is likely to incorporate additional areas of public open space	N/A
10	N			=					Development of the site will not impact on any core paths, rights of way or other access opportunities	
11	N/ Y			=					The site is greenfield in nature	Ensure development makes best use of site
12	N			=					The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N			=					It is likely that the site will result in the loss of soil through development	N/A

			however this is not considered to be good quality or classed as prime agricultural land	
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There is a burn running through the site however SEPA's 1 in 200 year flood risk does not identify this as at risk of flooding	Development should ensure no channelling, culverting or diverting of this watercourse
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be opportunities to incorporate some form of renewable technology within the development	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/development of buildings to also take account of solar orientation
25	Y	++	It may be possible to link the site to the existing path network in the area. Currently a bus route runs within close proximity to the site. The site is located within close proximity of employment centres at Balmakeith and within reasonable distance to the town centre which should encourage walking and cycling	N/A
26	Y	+	There will be opportunities for the development to contribute to the development of the Inverness-Nairn Coastal trail. A green travel plan should identify how sustainable travel	N/A

				will be encouraged	
27	N	=		The site is not within or likely to affect any Conservation Area	N/A
28	N	=		The site will not impact on any Listed Building and/or its setting	N/A
29	N	=		The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=		There are no HER sites within the site	
31	N	=		The site will not affected any Scheduled Ancient Monument	N/A
32	Y	=		The allocation will materially change the landscape to a more built form at the eastern entrance; however through good quality design and site layout this should not adversely affect the enjoyment of the local landscape. The site will still provide opportunities for recreation	N/A
33	Y	=		Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=		The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+		The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan however is not allocated for any use	N/A
36	N	=		It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: NA3 Achareidh

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site is within close proximity to the Moray Firth SAC, Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI. There is also semi-natural woodland on the site. It is anticipated that due to its proximity to the coast there may be an increase in	A recreational Access Management Plan may be required. Detailed consideration of siting and design should be undertaken to take due cognisance of the

			recreational activity alongside the coast.	semi-natural woodland.
2	Y	-	Both badgers and Great Crested Newts have been sighted in this area as well as bats and red squirrels	A protected species survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y	=	It is likely that the site may affect the existing green network given that it is currently undeveloped and a result of the areas of woodland within the site. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed residential allocation the development will be expected to deliver an element of open space in line with the Council's Open Space in New Developments Supplementary Guidance	Retention of as much woodland as possible
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments should woodland within the site be retained. Areas of green space are also located to the east and north	N/A
5	Y	+	It is likely that the site will involve off site road improvements, particularly given its location off the trunk road. An existing access arrangement could be used	N/A
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical	N/A

			constraints have been identified nearby	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, rights of way or other outdoor access opportunities	N/A
11	N/ Y	-	The site is greenfield in nature	N/A

12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the	N/A

			settlement	
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the west of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	N/A
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus	N/A

			stop is near by	
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The existing Achareidh house is Grade B Listed	Retention/reuse of the existing building wherever possible
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The existing Achareidh house within the site is recorded in the HER	Consultation with the relevant Council departments may be required. Both records should be fully considered and not negatively affected during development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local	A Sustainable Drainage Plan may be

			landform	required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the Nairn settlement boundary identified in the	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety	Restricted use of street lighting

Site Reference: NA4, Sandown

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area.	A badger survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed mixed use allocation the development will be expected to deliver an element of open space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through its location within 1.5km of Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y				+				It is likely that the site will involve off site road improvements, particularly given its location off the trunk road. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area. Over the long term it is understood	N/A

			that the A96 will no longer be classified as a trunk road following completion of the Nairn bypass – traffic calming measures are likely to be required for the existing road	
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path identified in the Council's Core Path Plan runs along the western boundary of the site down to the coast. It is likely that development of the site will also create additional paths and links to ensure good connectivity throughout the site	Development of the site should incorporate the Core Path
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will	N/A

			provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site itself however there are 2 B Listed Buildings to the west and another 2 B Listed Buildings to the east	Development of the site should be aware of the Listed Buildings and their setting
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are two HER's within the site	Consultation with the relevant Council departments may be required. Both records should be fully considered and not negatively affected during development of

				the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the Nairn settlement boundary and allocated for mixed use development in the Highland-wide Local Development Plan which has now been through the examination process. In terms of the adopted (Nairnshire) Local Plan the site is wholly within the current settlement boundary	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: NA5 - Lochloy

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is not likely to affect any natural heritage designation or area identified for importance to nature	Due consideration of the site through the

			conservation. The site is located within close proximity to the Moray Firth SPA/SAC and Moray and Nairn Coast SPA however no adverse impact is anticipated as a result of development of the site	HRA.
2	Y/ N	=	There may be some protected species within the area	A protected species survey may be required – this will have been undertaken as part of planning application process for the site as the site is already partially developed
3	Y	=	There may be some impact on the existing green network of the area as the site is partially undeveloped (currently under construction) however new development will be expected to comply with the Council's Open Space in New Residential Developments which will create additional opportunities to facilitate movement of species	N/A
4	Y	+	The site is located within close proximity to Nairn Dunbar Golf Course and the coast to the north and an area of woodland which lies next to the east of the site. These may provide people with opportunity to come into contact with nature/natural environments	N/A
5	Y	+	There may be a need for improvements to the junction with the A96 from Lochloy Road in the interests of road safety. This may include improved visibility splays	N/A
6	Y	+	There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A

7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	Y	+	There will be some loss of current open space however this is not considered usable. Development of the site will be expected to deliver open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other access opportunities. A core path is located to the north of the site which connects to the coast. There may be opportunities to ensure the site is connected to this path	N/A
11	N/ Y	=	The site is greenfield in nature however is partially developed	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New	N/A

			Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be opportunities to incorporate some form of renewable technology within the development	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design of buildings to also take account of solar orientation

25	Y	++	It may be possible to link the site to the existing path network in the area. Currently a bus route runs within close proximity to the site. The site is located within 400m of employment centres at Balmakeith which should encourage walking and cycling	N/A
26	Y	+	There will be opportunities for the development to contribute to the development of the Inverness-Nairn Coastal trail. A green travel plan should identify how sustainable travel	N/A

			will be encouraged	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are a number of sites/monuments recorded in the Historic Environment Record located throughout the site. These include Kingsteps Enclosure and Camperdown Farmstead. Lochloy Corn Drying Kiln is located just outside the site's boundary.	Consultation with the relevant Council departments to identify any measures necessary to ensure development of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	Y	=	The allocation will materially change the landscape to a more built form at the eastern entrance; however through good quality design and site layout this should not adversely affect the enjoyment of the local landscape. The site will still provide opportunities for recreation	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the	Restricted use of lighting

			interests of safety which may contribute to light pollution	
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Site Reference: NA6, Delnies

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area.	A badger survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed mixed use allocation the development will be expected to deliver an element of open space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through its proximity to Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y				+				It is likely that the site will involve off site road improvements, particularly given its location off the trunk road.	N/A

			Linkages to proposed development in the east should consider road safety. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area	
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path identified in the Council's Core Path Plan runs along the northern boundary of the site. It is likely that development of the site will also create additional paths and links to ensure good connectivity throughout the site	Development of the site should incorporate the Core Path
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable	N/A

			source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings or settings of listed buildings which will be affected by this site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are two HER's just outwith the site. To the north west of the site is the Easter Delnies Farmstead and to the south west is an Enclosure	Both records should be fully considered and not negatively affected during development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify	High quality design throughout and

				this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	creating a green development through linking with the wider green network for the corridor
33	N		=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N		=	The site will not affect any area of wild land	N/A
35	Y/ N		+	The site is within the Nairn settlement boundary and allocated for mixed use development in the Highland-wide Local Development Plan which has now been through the examination process. In terms of the adopted (Nairnshire)Local Plan part of the site lies within the settlement boundary however the majority lies outwith the boundary. The site is part allocated as Special Uses and part as Town Centre Expansion. Again most of the site is outwith the settlement boundary and therefore not covered by an allocation	N/A
36	Y		-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: NA7 Town Centre

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature	N/A

			conservation	
2	Y/ N	=	There may be some protected species within the area however the site is already built up so this is not likely to be significant	A protected species survey may be required
3	N	=	It is unlikely that the site will have a significant impact on the existing green network of the area. Proposed development of the site largely comprises redevelopment of an existing built up area which is unlikely to create opportunities to create additional green space that would facilitate easier movement of species	N/A
4	N	=	It is unlikely that the site will provide any additional opportunities for people to come into contact with nature/natural environments given that the proposed use is largely redevelopment of existing buildings.	N/A
5	Y	+	Given the site's location off the trunk road it is likely that there will be off site improvements in the interests of improving road safety	N/A
6	Y	+	There may be some scope for the incorporation of traffic calming measures within the allocation however this is likely to be limited as no new access or roads are likely to be required as a result of redevelopment of the site. Where proposals comprise of residential development some traffic calming measures may be required	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	Y		The Council's Contaminated Land time have offered the following comments: The site contains a bus station (NA-TRN-1005) centred at NGR	Contaminating report may be required for particular areas within

			288190:856528, a derelict garage (NA-GAR-1032) centred at NGR 288261:856527, a former smithy (NA-FER-1007) centred at NGR 288313:856527, a laundry (NA-LND-1002) centred NGR 288333:856518, a former bakery (NA-FDP-1003) centred at NGR 288385:856548, a former depot (NA-TRN-1001) centred at NGR 288355:856582, a former garage (NA-GAR-1003) centred at NGR 288376:856597, a former petrol tank (NA-GAR-1020) at NGR 288396:856641, a former smithy (NA-FER-1018) centred at NGR 288493:856662	the wider allocation
9	N	=	It is unlikely that development of the site will affect the existing green network given that this site is already built up – the allocation proposes to redevelop existing buildings. It is therefore also unlikely that any additional green space will be created.	N/A
10	Y	+	The site will not affect any core paths identified in the Council's Core Path Plan or any other outdoor access opportunities. One aim of redeveloping the site is to create better links with the surrounding area, particularly the High Street which could be much better connected with the site	N/A
11	Y/ N	+	Part of the site is now included in the Scottish Vacant and Derelict Land Survey. The entire site is already development or brownfield in nature. Redevelopment of the site will allow it to be brought back into productive use as encouraged by national planning policy	N/A
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local	N/A

			Geodiversity Site	
13	N	=	It is unlikely that the site will result in loss of any significant loss of soil given that it is already built up	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance. Many arrangements are already in place as the site is already developed	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not considered to be at risk of coastal erosion or natural coastal processes	N/A
23	N	=	There is likely to be limited scope for any renewable energy technologies to be incorporated as part of	N/A

			development of the site	
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within (and also contains) a number of community, commercial and retail facilities within walking and cycling distance of residential areas. A bus route also runs along the A96 through the site	N/A
26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N		The site lies mainly outwith the conservation area	
28	Y	=	There are a number of B and C Listed Buildings within or just outside the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any Listed Building
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are a number of site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A

32	N	-	The site is not within any landscape designation. The site allocation will allow redevelopment of a number of disused or derelict buildings which is likely to result in an improvement to key features	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is unlikely that development of the site will result in a need for street lighting over and above what exists at present	N/A

Site Reference: NA8 – Nairn South

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations or areas identified for importance to nature conservation likely to be affected by development of the site	N/A
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area	A badger survey may be required along with a protection plan and appropriate mitigation measures. A protected species survey may also be required to identify appropriate mitigation

3	Y	=	It is likely that the site may affect the existing green network given that it is currently undeveloped. Given the size of the site it is likely that additional areas of green space will be created which may facilitate the easier movement of species	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through the creation of additional greenspace as part of the development	N/A
5	Y	+	Improvements to the local road network will be required as well as connection to the strategic road network	N/A
6	Y	++	There is scope to incorporate homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both. There is also opportunity for significant improvements to the pedestrian and cyclist environment around the development and linkages into the town centre	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	The site slightly impinges on 2 potential sources polygons including a timber yard (NA-TMB-1007, NGR 287780:855717) and a timber treatment works (NA-TMB-1009, NGR 287898:855563)	Contamination report may be required to assess any contamination and identify appropriate mitigation measures if required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to	N/A

			deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	There are a number of core paths located within the site. Development of the site is also likely to create additional paths to ensure good connectivity	Development should ensure the identified core paths are maintained as part of development of the site
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is partially classed as Prime Agricultural Land. Development of the site will therefore result in some loss of good quality soil	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the south east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated	N/A

			that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the south eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required/ Any area identified as being at risk of flooding should remain undeveloped
22	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are 3 HERs located within the site. In the northern section of the allocation there is a Nairn Parish Crop Mark, the Balblair Ring Ditches to the centre of the allocation and the Broadley Unenclosed Settlement in the southern part of the site	Due consideration should be given to each of these HER sites. Consultation with the relevant Council departments may be required to ensure none of the records are negatively impacted by development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required

34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary within the Highland-wide LDP and allocated for mixed use development	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: NA 9 – Grigorhill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given the site is undeveloped/greenfield. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A

4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland/ open countryside	N/A
5	Y			+					Development of the site is likely to require off site road improvements, such as upgrading of existing roads to accommodate development. These	N/A

			improvements may contribute to improved safety	
6	N	=	Traffic calming measures within the development are not likely to be required	N/A
7	Y	=	The site is located next to a sawmill which may cause noise disturbance. Overhead power lines also run within close proximity to the site	A suitable buffer/setback may be required from both the sawmill and power lines
8	Y	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space, however this is not public	N/A
10	N	+	The site will not affect any Core Paths, Rights of Way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A

15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary	N/A

			Guidance including ensuring sufficient space for kerbside collection/recycling	
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is likely to be accessed by car given the poor public transport links – this may result in a slight increase in air pollution	Improvement of active travel links
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	Uses proposed for the site do include generation of electricity from a renewable source	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation

25	N	=	Development of the site will allow for provision of additional community facilities however public transport links to the site are improved	Improvement of active travel links
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus	N/A

				routes/stops to serve the site and to encourage modal shift	
27	N		=	The site is not within or likely to affect any Conservation Area	N/A
28	N		=	The site will not impact on any Listed Building and/or its setting	N/A
29	N		=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y		=	There are no HER sites within the site	
31	N		=	The site will not affected any Scheduled Ancient Monument	N/A
32	N		=	The site is not located within any landscape designations	N/A
33	Y		=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N		=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N		-	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N		=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution however this is not likely to be significant	Restricted use of street lighting

Site Reference: NA10 – Balmakeith

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)	
		+	+	=	-	-	??	+/-			
1	N			=						The site is not likely to affect any natural heritage designation or area identified for importance to nature	N/A

			conservation.	
2	Y/ N	=	The site is already developed however there may be some protected species within the area	N/A
3	Y	=	The site is unlikely to affect the existing green network in the area. Given the allocation is for industrial uses it is unlikely that any additional green space will be created	N/A
4	N	=	The site is unlikely to provide opportunity for people to come into contact with nature/natural environment through formalised nature reserves although is located adjacent to open countryside	N/A
5	N	=	Development of the site has already taken place therefore it is unlikely that additional off site road improvements will be required	N/A
6	N	=	As the site is already fully developed, it is unlikely that additional road safety measures will be 'retro-fitted'	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	No land contamination issues have been identified at this stage	N/A
9	N	+	The site is already full developed and will therefore not result in any loss of open space	N/A

10	N	=	The Nairn to Auldearn Core Path identified in the Council's Core Path Plan is located adjacent to the site however this is not negatively impacted by use of the site	N/A
11	N/ N	+	The site is already developed and in use as an industrial estate	N/A
12	N	=	The site does not lie within or adjacent	N/A

			to an un-notified Geological Conservation Review site or Local Geodiversity Site	
13	N	+	The site is already developed and therefore will not result in any loss of soil	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	+	The site is already developed and therefore will not result in any changes to land form or level	N/A
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	+	The site is already connected to public water and sewerage systems	N/A
20	Y	=	Given the nature of the industrial uses within the site there may be some impact on local air quality as a result of any emissions. However the nature of the uses within the site is not considered to result in a significant increase to traffic generation	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	+	The site is already developed however future occupiers of the site may have an opportunity to incorporate some form of renewable energy technologies	N/A
24	N	+	The site is not entirely sheltered from the prevailing wind however the main aspect is largely SE facing	N/A
25	Y	++	The site is located on a main bus route and provides employment uses within close proximity to residential areas	N/A
26	N	=	Given exiting provision it is unlikely that any contribution would be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	The site is already developed therefore no changes to land form or levels are required	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use. The IMFLDP seeks to maintain and safeguard this allocation	N/A
36	N	=	Street lighting for the site exists at	N/A

			present	
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Site Reference: NA11 – Sawmill Expansion

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations or areas identified for importance to nature conservation likely to be affected by development of the site	N/A
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area	A badger survey may be required along with a protection plan and appropriate mitigation measures. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped.	N/A
4	N			=					The site is unlikely to provide significant opportunity for people to come into contact with nature/natural environments	N/A
5	Y				+				Improvements to the local road network will be required as well as connection to the strategic road network	N/A
6	N			=					It is unlikely that traffic calming measures will be required as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby however the proposed development itself may result in increased noise levels	An buffer is proposed to be incorporated as part of the proposed Nairn South development to the

				south of the site
8	N	=	The site slightly impinges on 2 potential sources polygons including a timber yard (NA-TMB-1007, NGR 287780:855717) and a timber treatment works (NA-TMB-1009, NGR 287898:855563)	Contamination report may be required to assess any contamination and identify appropriate mitigation measures if required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is partially classed as Prime Agricultural Land. Development of the site will therefore result in some loss of good quality soil	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses, loch or sea present on the site itself	N/A

19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	There may be some impact on air quality as a result of the development however this is not anticipated to be significant	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is reasonably close to existing community facilities and the town centre. The site will provide additional business uses and job opportunities within close proximity to residential areas	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is 1 HER located within the site (Nairn Parish Crop Mark)	Due consideration should be given to each of the HER site. Consultation with the relevant Council departments may be required to ensure none of the records are negatively impacted by development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary within the Highland-wide LDP and allocated for industrial	N/A

			development	
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: NA12 – South of Balmakeith

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	An ecology survey has been undertaken as part of the existing planning permission
3	Y			=					The site is unlikely to affect the existing green network in the area. Development of the site will include landscaping which may enhance the green network	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments	N/A
5	Y			+					Development of the site included road works to improve use of the local road network	N/A
6	Y			+					Design of the existing development incorporates road safety measures such as signalised pedestrian crossings into the site	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	Y			=					The Council's Contaminated Land team have identified that this area includes a sheep dip and farm tank	Relevant remediation works undertaken as part of development of

			(NA-SHP-1012) at NGR 289361:856102	the site
9	N	=	There will be some loss of current open space however this is not considered usable.	N/A
10	N	=	Development of the site will not impact on any core paths, rights of way or other access opportunities. The site may provide an opportunity to connect with adjoining areas of land	
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involved changes to land form and levels, approved by the Council. SUDS are incorporated into the development to deal with any soil and drainage issues	N/A

18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The existing development includes energy efficient measures comprising air source heat pumps and use of sun pipes	N/A
24	Y	+	The site is exposed to the prevailing wind	Landscaping should reduce the effects of this exposure
25	Y	++	Development of the site includes provision of two new bus stops and pedestrian crossings immediately to the front of the store. A dedicated pedestrian walkway will also be provided from the A96 and cycle racks throughout the development should also encourage cycling	N/A
26	Y	+	The consented retail development is subject to a Section 75 agreement which requires a financial contribution to be provided towards public transport	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not be affected by any site in	N/A

			the Inventory of Gardens and Designed Landscapes	
30	Y	=	There are is one HER site within the site	An archaeological survey has been undertaken as part of the planning application process for the site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Lighting strategy has been approved by the Council

North Kessock

Site Reference: NK1 Bellfield

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments, other than that of open countryside surrounding the site	N/A
5	Y				+				Development of the site may involve some off site road improvements which may contribute to road safety	N/A
6	Y				+				There may scope to incorporate traffic calming measures such as home zone principles within the development which would contribute	N/A

			to improved road safety	
7	N	=	There are no bad neighbour uses however is located within close proximity to a high pressure gas pipeline running adjacent to the A9	Consultation with HSE/ Appropriate setback where required – this is likely to have been addressed as part of the planning application process
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	Y	+	The Charlestown West Circuit path is located through the site and may be impacted by development	Development should incorporate this core path
11	N/ Y	=	The site is largely greenfield in nature and is partially developed as a housing site	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A

17	Y/ N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is within close proximity to the town centre there may be some additional traffic generation contributing to air pollution	Promotion of strong active travel links to encourage walking, cycling and public transport use
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	Y	+	There may be scope to incorporate some form of renewable energy within the development	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities however is within close proximity to a bus route. The site itself will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A

28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site does not lie within any landscape designations however may have an impact on the setting of the Beaully Firth	Sensitive siting and design
33	Y/ N	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: NK2 West of Bellfield Cottage

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/			=					There may be protected species in the	A protected species survey may be required

	N		area	to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N	=	The site is unlikely to provide opportunity for people to come into contact with nature/natural environments, other than that of open countryside surrounding the site	N/A
5	Y	+	Development of the site may involve some off site road improvements which may contribute to road safety	N/A
6	Y	+	There may scope to incorporate traffic calming measures within the development which would contribute to improved road safety	N/A
7	N	=	There are no bad neighbour uses however is located within close proximity to a high pressure gas pipeline running adjacent to the A9	Consultation with HSE/ Appropriate setback where required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	Y	+	The Charlestown West Circuit path is located through the site and may be impacted by development	Development should incorporate this core path
11	N/	=	The site is largely greenfield in nature	N/A

	Y			
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is within close proximity to the town centre however due to the nature of the proposed uses there may be some additional traffic generation contributing to air pollution	Promotion of strong active travel links to encourage walking, cycling and public transport use
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A

23	Y	+	There may be scope to incorporate some form of renewable energy within the development	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities however is within close proximity to a bus route. The site itself will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
Y	-		The site does not lie within any landscape designations however may have an impact on the setting of the Beaully Firth	Sensitive siting and design
33	Y/ N	=	There may be some impact on local landform/level which may result in soil/drainage issues	Y
				SUDS to be incorporated

34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Seaboard Villages

Site Reference: SB1 Murray View

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y					+			Off site road improvements may be required	N/A
6	Y						+		There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path Record lies adjacent to the eastern boundary of the site	Provide connection to path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or	N/A

			level – SUDS will be required to deal with any soil or drainage issues	
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is largely enclosed by landform and vegetation and therefore unlikely to be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies close to the village centre, and within 400m straight line distance from bus stops from which local services operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Likely landscape and visual impacts, contrasting to landscape character including settlement pattern	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require any significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: SB2 Land East of Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important	N/A

			habitat for natural heritage	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary	N/A

			Guidance	
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore options to connect to the wider path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution	N/A

21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies close to the village centre, and adjacent to bus stops from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Likely	Landscape and Visual Impact Assessment

			landscape and visual impacts, contrasting to landscape character including settlement pattern	and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require any significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: SB3 Land North East of Cemetery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New	N/A

			Residential Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	An overhead power line runs adjacent to the northern boundary of the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path traverses an eastern part of the site	Retain path and incorporate into development
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local	N/A

			Geodiversity site	
13	Y	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will	N/A

			encourage the use of micro renewables on site	
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies close to the village centre, and within 100m straight line distance from bus stops from which local services operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Likely landscape and visual impacts, contrasting to landscape character including settlement pattern	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require any significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and	N/A

			Cromarty East Local Plan	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: SB4 Land South of Shore Street

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site lies adjacent to the Moray Firth Special Conservation Area	Management Plan and Impact Appraisal likely to be required
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of	N/A

			the site	
7	Y	-	A oil pipeline safeguard lies within the site	Safeguard pipeline consultation zone
8	Y	-	There maybe land contamination issues affecting the site due to the underground pipeline	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A number of paths lie to the east of the site along the shoreline	Provide connections existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Moray Firth lies beyond the southern boundary of the site	Set back from coast will be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site some distance from the village centre which may increase car travel contributing to air pollution	N/A
21	Y	-	A small part of the site is identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	Y	-	The site may be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site lies some distance from the village centre and approximately 200m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A

27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site may affect a locally important archaeology sites identified in the Historic Environment Record associated with the Scheduled Monument Clach a' Charridh to the north west and Old Shandwick Chapel and Cemetery directly north	Consultation with relevant internal Council department to agree mitigation measures
31	Y	-	The site may affect the setting of the Clach a' Charridh cross slab Scheduled Monument which lies to the west	This stone has always had a relationship with the sea, it is located on a raised beach overlooking the coast and was a prominent sea marker in the past. Design Statement likely to be required to illustrate how this visual relationship will be kept open
32	Y	-	The site is not located within any landscape designations. However there is potential for landscape and visual impacts particularly affecting key views over the firth to east	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely significant re-contouring will be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing and business	N/A

			use	
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference:SB5 Balintore Industrial Estate

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site is unlikely to affect any natural heritage designation or are identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A

7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	A path contained in the Highland Path Records lies adjacent to the western boundary of the site	Provide connection existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is within reasonable distance from the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by semi mature trees and may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies close to the village centre and approximately 130m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A

29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Enclosure by semi mature trees limits visibility of the site	Retention of trees
33	N	=	The site slopes gently and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Strathpeffer

Site Reference: SP1 Kinellan

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N				--				There may be protected species in the area (Loch Kinellan)	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required, for example speed bumps on Kinellan Drive	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path lies adjacent to the north west boundary of the site and a link road contained on the Highland Path Record lies to the south. These paths should be maintained and opportunities explored to link into the development	Provide connections to existing path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside	N/A

			collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	Although the site lies some distance from the village centre, it is within 100m straight line distance of a bus stop from which local services operate and approximately 450m from Strathpeffer Primary School	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may not be required	
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is elevated and may have potential landscape and visual impacts and effect on distinction between Kinellan and Strathpeffer.	Landscape and Visual Impact assessment may be required. Substantial early structural tree planting should be undertaken to help integrate development into the landscape.
33	Y	-	The site is elevated and undulating and therefore likely to significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Tain
Site Reference: TN1 Morangie Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y					-			The site lies adjacent to the A9 Trunk	Transport and Noise Assessment may be

			Road	required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A path contained in the Highland Path Record lies to the north of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil, however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal	N/A

			with any soil or drainage issues	
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is relatively close to the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	Bus stops lie adjacent to the northern boundary of the site and the site approximately 400m west of the town centre	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required, however to facilitate access to the development bus stops may require to be relocated	N/A

27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Two locally important archaeological sites lie within the site, Ravens Well and Tain Rig and Farrow	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is exposed and highly visible from the A9	Landscape and Visual Impact assessment may be required. Significant structural planting to A9 and enhancement of the towns entrance
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN2 Land to Rear of Craighill Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield, it also contains green space identified in the Highland Open Space Audit. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required, for example on Craighill Terrace	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	Y	-	The site lies adjacent to the A9 Trunk Road	Transport and Noise Assessment may be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in some loss of usable open space identified in the Highland Open Space Audit however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, right of way or path contained in the Highland Path Record	Explore opportunities to connect to the wider path network
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and a small part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/	=	Development of the site may result in	N/A

	N		a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is relatively close to the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is enclosed by raised embankments to the south west which may provide some shelter from prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie within 150m of the site and the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will	N/A

			not affect the setting of a Conservation Area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The visual and landscape impact of the site is limited from the A9 by the presence of raised embankments	N/A
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN3, Kirksheaf Road

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies close to the Dornoch Firth and Loch Fleet Ramsar, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest	A recreational access management plan may be required

2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance, in any residential development on the site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	Y	-	There are potentially contaminated land issues as the site was formally used as a saw mill. The site also includes a former 500 gallon petroleum underground storage tank which has been degassed and moved off site	Contaminated Land Assessment may be required to identify any required remediation measures
9	Y	=	The site will not result in the loss of any high quality, fit for purpose open space. Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, right of way or path contained in the Highland Path Record	Explore opportunities to connect to the wider path network
11	Y	-	The site is greenfield in nature	Development should

				ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the town centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	=	The site is relatively enclosed and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	Bus stops lie within 100m straight line boundary from the site, local services	Connections would be required to the existing

			operate from these stops	walking and cycling network.
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site lies adjacent to part of the northern boundary of Tain Conservation Area however given the presence of a buffer and mature landscaping between the site and the Conservation Area its setting is unlikely to be affected	N/A
28	N	=	The site lies close to a number of Listed Buildings, however the setting of these buildings are largely contained by the presence of mature trees	Design sensitive to the setting of the adjacent listed buildings will be required.
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within or close to the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site may affect key long distance views to the east	Landscape and Visual Impact Assessment may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	Sensitive design and retention of key views and vistas.
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+/-	The site is within the current settlement boundary and allocated for retail in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN4 Rowan Drive

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any	N/A

			natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	=	The site is likely to affect the present green network of the area as it is a greenfield site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	+	The site will result in some loss of useable open space as it is a greenfield site. Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New	N/A

			Residential Developments Supplementary Guidance	
10	N	=	Core paths and paths contained in the Highland Path Record lie close to the boundaries of the site	Connections should be made to existing core paths where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is some distance from the town centre, however bus stops are located within 200m of the site this may encourage public transport use	N/A

			contributing to reducing air pollution	
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie within 200m straight line boundary from the site, local services operate from these stops. It lies approximately 300m straight line distance from Craighill Primary School	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any listed building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record will be affected	N/A

			by the site	
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Key views are unlikely to be affected with early design/plating	Detailed planting plan may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN5 – Knockbreck Road

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site has connectivity to the Dornoch Firth and Loch Fleet SPA/Ramsar	Recreational Access Management Plan to be prepared in order that any cumulative adverse effects on the integrity of the Dornoch Firth and Loch fleet SPA/Ramsar through recreational and business/industrial disturbance are avoided.
2	Y/ N			=					There may be protected species in the	A protected species survey may be required

	N		area	to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	=	The site is likely to affect the present green network of the area as it is a greenfield site	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	Y	=	Off site road improvements are likely to be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles and speed bumps as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses within or close to the site	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result in some loss of some open space at the site is greenfield in nature	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance

10	N	=	The site will not affect any core paths or rights of way	Options to connect the site to the wider network should be explored
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses, lochs or sea within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site lies within 400m of the town centre and 280m of a bus stop, this may encourage public transport use contributing to reducing air pollution	N/A

21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie approximately 280m west of the site, from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services and the intended mix of uses a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	Y	-	The site lies close to B and C(s) Listed Buildings at Knockbreck House and Toll House and may affect their setting	Consultation with relevant authorities to determine any require mitigation measures
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies close to several buildings at Knockbreck House and Toll House that are locally important archaeological sites contained in the Historic Environment Record. The	Consultation with relevant authorities to determine any require mitigation measures

			setting of these sites may be affected	
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape capacity study provided advance design/planting is provided	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for expansion	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN6 Cemetery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	N	=	The site is likely to affect the present green network of the area as it is a greenfield site. Development of the site would be expected to create areas of open/green space	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	+	The site will may result in the loss of useable open space as it is a greenfield site. Development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The south east corner of the site lies adjacent to a path contained in the Highland Path Record	Provide connection to existing paths where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime	Re-use of soil within the site or elsewhere

			agricultural land	locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the town centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	=	The site is relatively enclosed and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie within 100m straight lie boundary from the site, local services operate from these stops	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site lies adjacent to part of the northern boundary of Tain Conservation Area however given the part of the site that lies close to the Conservation Area is already developed as a cemetery the Conservation Area and its setting is unlikely to be affected	N/A
28	N	=	The site will not harm any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Two locally important archaeological sites contained in the Historic Environment Record lie within the site, Tain Cemetery and Rig and Furrow plough marks lie within the site	Consultation with relevant internal consultee to ensure development causes no harm to sites contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is unlikely to affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to require significant re-	N/A

			contouring	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN7 Blarliath

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies close to the Dornoch Firth and Loch Fleet Ramsar, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest	A pollution control plan will be required.
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield.	Development of the site would be expected to create areas of open/green space
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be	N/A

			required	
6	Y	+	There is scope to incorporate road safety measures as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses near the site	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	A national cycle route lies adjacent to the south west boundary of the site	Provide connection to existing path where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil, and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies within 100m of bus stops from which local services operate, this reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	Bus stops lie with 100m of the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will	N/A

			not affect the setting of a Conservation Area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within or close to the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The Dornoch Firth National Scenic Area lies to the north of the site. The site is exposed and highly visible from the B9174 on approach to Tain from east	Landscape and Visual Impact assessment may be required. High level of design and associated planting
33	N	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TN8 Glenmorangie

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site lies close to the Dornoch Firth and Loch Fleet Ramsar, Special Protection Area, Special Area of	Due consideration of impact through HRA

			Conservation and Site of Special Scientific Interest	
2	Y/ N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance, in any residential development on the site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	The site will not result in the loss of any high quality, fit for purpose open space.	N/A
10	N	=	A national cycle route lies adjacent to the south west boundary of the site	Provide connection to existing path where possible
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss	Re-use of soil within

			of soil, and a large part of the site is prime agricultural land	the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies close to bus stops from which local and regional services operate, this can reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	Bus stops lie close to the site from which local services operate	Connections would be required to the existing walking and cycling network.
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will	N/A

			not affect the setting of a Conservation Area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within or close to the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The Dornoch Firth National Scenic Area lies to the north of the site. The site is exposed and highly visible from the A9(T)	Landscape and Visual Impact assessment may be required. High level of design and associated planting
33	N	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	Sensitive design and retention of key views and vistas.
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Tomatin

Site Reference: TM1 West of War Memorial

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site may affect the present green network as the site as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Detailed design to avoid fragmentation of the woodland elements of the green network.
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open	N/A

			Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site has a gradient, development may therefore have some significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/N	?	It is understood that there is a lack of mains sewer connection available for this site	Private sewer connection may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y		+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y		=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y		+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N		=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N		=	No Listed Buildings or their settings will be affected by the site	N/A
29	N		=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N		=	Development of the site will not affect any site recorded in the HER	N/A
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N		=	The site will not affect any landscape designations	N/A
33	N		=	The site has a gradient, development may have an impact on local landform	Good siting and design will be required to minimise any impact
34	N		=	The site will not affect any area of wild land	N/A
35	Y		+	The site allocated within the adopted Local Plan	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM2 Land at Hazelbank

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site may affect an area of Ancient Woodland.	Detailed design to avoid impact on the woodland interests.
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	Y	=	The site may affect the present green network as the site as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N	=	The site is unlikely to require any off site road improvements	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New	N/A

			Developments including leaving enough space for kerbside collection/recycling	
17	Y	-	The site is relatively flat and is therefore any likely to impact on land form or levels	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	Development of the site will not affect	N/A

			any site recorded in the HER	
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	N	=	The site is relatively flat and is unlikely to impact on the landscape and will not affect any landscape designations	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM3 Land North West of Old Post Office

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer	N/A

			environment for both.	
7	N	=	There are no known bad neighbour uses nearby however the site is adjacent to the railway line which may result in noise issues	Appropriate setback and/or buffer
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located within areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is north facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	Development of the site will not affect any site recorded in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM4 Land North of Station Cottages

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				--				The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation. The site contains areas of Long Established Woodland	Compensatory planting may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Due consideration of layout at planning application stage avoiding fragmentation of the woodland elements of the green network.
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby however the site is adjacent to the railway line which may result in noise issues	Appropriate setback and/or buffer
8	Y				?				This area includes a disused pit (IN-MIN-1143) at NGR 279839: 829526.	Site investigations may be required to assess any contamination issues
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open	N/A

			Space in New Residential Developments Supplementary Guidance	
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	=	The site is located within areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	=	There is an HER site (Tomatin Curling Pond) located to the south of the site which may be impacted by development	Consultation with the Council's Historic Environment Team may be required to ensure no negative impact on the setting of the Curling Pond
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM5 East of Distillery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				--				The site is unlikely to affect any natural heritage designation or area identified for its importance for nature	Compensatory planting may be required

			conservation. The site contains areas of Long Established Woodland	
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Due consideration of layout at planning application stage avoiding fragmentation of the woodland elements of the green network.
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of open countryside	N/A
5	N	=	The site is unlikely to require any significant off site road improvements	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located within areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer	N/A

				contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	
27	N		=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N		=	No Listed Buildings or their settings will be affected by the site	N/A
29	N		=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y		=	There is an HER site (Tomatin Curling Pond) located to the south of the site which may be impacted by development	Consultation with the Council's Historic Environment Team may be required to ensure no negative impact on the setting of the Curling Pond
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N		=	The site will not affect any landscape designations	N/A
33	Y		=	The site will not affect any landscape designations	
34	N		=	The site will not affect any area of wild land	N/A
35	N		-	The site is not allocated within the adopted Local Plan	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM6 Former Inn Site

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to have a significant impact on the green network of the area given it is partially	N/A

			brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of woodland and open countryside	N/A
5	N	=	The site is unlikely to require any significant off site road improvements	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	+	The site is largely brownfield in nature. Development of the site will therefore bring it back into productive use as encouraged by SPP	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is may result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New	N/A

			Developments including leaving enough space for kerbside collection/recycling	
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17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	=	It is understood that connection to public waste and water systems can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or	N/A

				its setting	
30	N		=	The site will not impact on any sites identified in the HER	N/A
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N		=	The site will not affect any landscape designations	N/A
33	Y		=	The site will not affect any landscape designations	
34	N		=	The site will not affect any area of wild land	N/A
35	N		-	The site is not allocated within the adopted Local Plan	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM7 Land west of Church of Scotland

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to have a significant impact on the green network of the area given it is partially brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of woodland and open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A

6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	+	The site is largely brownfield in nature. Development of the site will therefore bring it back into productive use as encouraged by SPP	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is may result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	=	It is understood that connection to public waste and water systems can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either	N/A

			through emissions from the development itself or through emissions from additional traffic on roads causing congestions	
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A

26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to	N/A

			include some street lighting in the interests of safety however this would be restricted to a minimum	
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Site Reference: TM8 Land north west of Porters Lodge

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A

2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					There may be some impact on the green network of the area given the site is undeveloped however new development would also be expected to provide an element of green/open space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to areas of open countryside	N/A
5	Y				+				Some off site road improvements may be required which may contribute to road safety	N/A
6	Y				+				There is scope to incorporate traffic calming measures within the development if required	N/A
7	N							=	There are no bad neighbour uses nearby	N/A
8	N							=	There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N							=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y							=	The site is greenfield in nature	N/A
12	N							=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=-	There are no watercourses present in the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	Principal aspect is south facing. The site may be exposed to prevailing wind	Siting and design to ensure appropriate solar orientation
25	Y	+	The site is will provide additional community facilities within close proximity to residential properties	N/A
26	Y	+	There is opportunity to improve active travel links and developer	N/A

				contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	
27	N	=		No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=		No Listed Buildings or their settings will be affected by the site	N/A
29	Y	-		The site will not affect any specific landscape designations however is elevated and in a prominent location which may result in landscape impact	Appropriate siting and design to minimise any significant impact on the landscape
30	N	=		There are no HER sites located within or adjacent to the site	N/A
31	N	=		There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=		The site will not affect any landscape designations	N/A
33	Y	=		The site will not affect any landscape designations	
34	N	=		The site will not affect any area of wild land	N/A
35	N	-		The site is not allocated within the adopted Local Plan	N/A
36	Y	-		A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM9 Land at Former Railway Station

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to significantly affect the green network of the area	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to areas of open countryside	N/A

5	N	=	The site is unlikely to require any significant off site road improvements given the nature of the proposed use	N/A
6	N	=	Road safety measures are unlikely to be required as part of the development	N/A
7	N	=	The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A

10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding in the	N/A
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			SEPA 1 in 200 year flood risk or from local knowledge	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located close to areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities and may also encourage greater use of trains within the village	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	There are no HER sites located within or adjacent to the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM10 Land West of Former Little Chef

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. Given the nature of the uses proposed for the site it is unlikely that open/green space would be created as part of the development of the site.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A
6	N			=					Road safety measures are unlikely to be required as part of the development however traffic calming could be employed where required	N/A
7	N			=					The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N			=					Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y			=					The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located close to areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this	N/A

			would be to encourage modal shift	
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	There are no HER sites located within or adjacent to the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM11 Former Little Chef Site

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to significantly affect the green network of the area	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements given the nature of the proposed use	N/A
6	N			=					Road safety measures are unlikely to be required as part of the development	N/A
7	N			=					The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N			=					Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y			=					The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N			=					The site will not affect any area of peatland	N/A
15	N			=					The site will not affect the viability of any crofting unit	N/A
16	Y			+					Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located close to areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	+	The site is within close proximity to community facilities and will provide additional business uses within close proximity to residential areas	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings	N/A

			will be affected by the site	
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	There are no HER sites located within or adjacent to the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is partially allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM12 Land South of Former Little Chef

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to significantly affect the green network of the area	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements given the nature of the proposed use	N/A
6	N			=					Road safety measures are unlikely to be required as part of the development	N/A
7	N			=					The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required

8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	Y	-	A watercourse runs through the site towards the south eastern side	Development should avoid diverting, culverting or tunnelling of this watercourse wherever possible
19	Y/ N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment may be required/development of the site should exclude area at risk of flooding
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	Principal aspect is south facing. The site may be exposed to prevailing wind	Siting and design to ensure appropriate solar orientation
25	Y	+	Given the nature of the uses proposed for the site, it is important for it to be distant from residential properties	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	=	There is one HER site located within the site (Tomatin Freeburn Hotel)	Consultation with the Council's Historic Environment Team may be required to ensure no adverse impact on HER site or its setting
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: TM13 Tomatin Distillery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		

		+				-				
1	N				=				The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N				=				The site is unlikely to have a significant impact on the green network of the area given it is already developed	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of woodland and open countryside	N/A
5	N				=				The site is unlikely to require any significant off site road improvements	N/A
6	N				=				The site is already developed therefore off site road improvements will not be required	N/A
7	N				=				There are no known bad neighbour uses nearby- the distillery itself is classed as an HSE Hazard	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	N				=				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N				=				Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y				+				The site is already developed	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N				=				There will be no loss of soil given the site is already developed	N/A
14	N				=				The site will not affect any area of peatland	N/A
15	N				=				The site will not affect the viability of any crofting unit	N/A
16	Y				+				Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/ N	=	It is understood that connection to public waste and water systems can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	N	=	The site is already developed – planning gain towards public transport is not likely to be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A

33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	+	The site is allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Tore

Site Reference: TR1 By Woodneuk

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/ N			=					There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may affect features that currently provide for the movement of species as it would result in the loss of a small area of woodland however this is not likely to be significant	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of Ancient Woodland	N/A
5	Y				+				Some off site road improvements may be required - these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y				+				There is scope to consider traffic calming measure within the development, such as home zone	N/A

			principles, to promote road safety and encourage a shared user road surface	
7	N	=	There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues	Appropriate setback and/or buffer from the A9 will be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	Development of the site will result in loss of some useable public open space including areas of woodland	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving	N/A

			enough space for kerbside collection/recycling	
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	N/A
18	N	=	The site will not impact on any watercourse	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre and on a bus route. The site itself is located to a proposed expansion site which will also provide	N/A

			a range of new facilities and employment opportunities within close proximity to residential areas	
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The site contains some sites identified in the HER	Appropriate setbacks may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site and is unlikely to have any landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated in the RACE LP	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TR2 Tore North

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
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		+	+	=	-	-	??	+/-		
1	Y				--				May result in loss of ancient woodland	Minimise loss, compensatory planting
2	Y/ N			=					There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site may affect features that currently provide for the movement of species as it would result in the loss of green space, mature trees and an area of Ancient Woodland	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located next to an area of Ancient Woodland	N/A
5	Y				+				It is likely that off site road improvements will be required to accommodate a development of this size – these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y				+				There is scope to consider traffic calming measure within the development, such as home zone principles, to promote road safety and encourage a shared user road surface	N/A
7	N			=					There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result	Appropriate setback and/or buffer from the A9 will be required

			in noise issues	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	Development of the site will result in loss of useable public open space including areas of woodland	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This	N/A

			will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	
18	N	=	The site will not impact on any watercourse	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	Given the size of site there is scope to examine options for renewable development. The development will also need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre and on a bus route. The site itself will also provide a range of new facilities and employment opportunities within close proximity to residential areas	N/A
26	Y	+	There may be opportunity for a contribution to encouraging	N/A

			sustainable travel patters, for example provision of additional bus stops within the site	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The site contains some sites identified in the HER	Appropriate setbacks may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site and proposed development it is likely that there will be some Landscape and Visual impact	Retention of mature trees, where not possible replanting will be required. Landscape and Visual Impact Assessment may be required.
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is outwith the current settlement boundary and not allocated in the RACE LP	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TR3 West of Kilkooy House

No	Y/ N	Will the impact be...	Justification	Mitigation Measures
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	N	+	+	=	-	-	??	+/-			
1	Y				-					No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/ N			=						There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=						Development of the site may affect features that currently provide for the movement of species however as this is a small site any impact is likely to be minimal	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of Long Established Woodland located to the south of the site	N/A
5	Y				+					Some off site road improvements may be required - these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	N			=						There is not likely to be much scope for incorporating additional road safety measures within the site	N/A
7	N			=						There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result	Appropriate setback and/or buffer from the A9 will be required

			in noise issues	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will result in some loss of some useable public open space however this is not likely to be significant	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This	N/A

			will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	
18	N	=	The site will not impact on any watercourse	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre and on a bus route. The site itself is located to a proposed expansion site which will also provide a range of new facilities and employment opportunities within close proximity to residential areas	N/A
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for	N/A

			example provision of additional bus stops within the site	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site and is unlikely to have any landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated in the RACE LP	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: TR4 North of Grain Mill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Part of the site is within an area of Ancient Woodland	Consideration of layout in relation to woodland.

2	Y/ N	=	There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site may affect features that currently provide for the movement of species as it would result in a loss of woodland	Development of the site would be expected to give due consideration to avoidance of fragmentation of the green network on the site in bringing forward development.
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of Long Established Woodland located to the south and east of the site	N/A
5	Y	+	Some off site road improvements may be required - these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y	+	There is scope for incorporating additional road safety measures within the site however this is likely to be limited	N/A
7	N	=	There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues	Appropriate setback and/or buffer from the A9 will be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will result in some loss of some useable public open space	Incorporation of areas of open space in line with the Council's

				Open Space in New Residential Developments Supplementary Guidance
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	N/ Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	N/A
18	N	=	The site will not impact on any watercourse	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre. The site itself is will provide a range of new facilities and employment opportunities within close proximity to residential areas	N/A
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site	N/A

			identified in the Inventory of Gardens and Designed Landscapes	
30	N	=	The site will not affect any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site and is unlikely to have any landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated in the RACE LP.	N/A
36	Y/ N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Tornagrain

Site Reference: TG1 Tornagrain

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				There is one Long Established Woodland area of local importance within the site allocation. The site also has other LEW to the north west, south west and south east of the site. An SSSI also lies outside the allocation boundary to the south and south east. There is also connectivity to the Loch Flemington SPA and Kildrummie Kames SSSI	Consultation with the relevant organisations may be required to ensure development of the site does not impact on the any natural heritage designation
2	Y/ N				-				There may be protected species within this area (badgers)	A protected species survey may be required to identify any mitigation measures required
3	Y				+				The site is likely to impact on the green network of the area however given the nature of the proposed development is also likely there will be a significant opportunity to facilitate easier movement of species through creation of additional open space throughout the development	N/A
4	Y				+				The site provides an opportunity to link up with and provide easier access to an area of Long Established Woodland located to the south of the site	N/A
5	Y				+				The traffic generating nature of the site will make road safety improvements appropriate, particularly any junction with the A96 trunk road	N/A
6	Y				++				It will be appropriate to have good road safety measures as part of the	N/A

			design and layout of the site. These will include pedestrian links and footpaths, cycle routes and upgrading of unclassified roads	
7	Y	=	The site is within very close proximity to Inverness Airport which is likely to result in some disturbance however the east-west flight path should ensure this is not excessive. A high pressure gas pipeline also runs through the site – it is understood this will be re-routed prior to development	N/A
8	N	=	There are no known contamination issues affecting the site	N/A
9	Y	+	The site will development an area of greenfield land however it is likely that development will also include areas of open space	N/A
10	Y	+	A core path identified in the Council's Core Path Plan is located along the southern boundary of the site which rubs along to the nearby village of Croy. Given the size of the site it is likely that additional paths will also be created as part of development of the site	Development of the site should ensure this Core Path is maintained and/or enhanced
11	Y	-	The site is greenfield in nature	Ensure best use of site
12	N	=	The site does not lie within or adjacent to any Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site contains several areas of land classified as Prime Agricultural Land is likely to result in loss of good quality soil from the site	Re-use of soil within the site or elsewhere locally
14	N	=	The site is not within or functionally connected to any area of peatland	N/A
15	N	=	The site does not represent a loss of quality inbye crofting land or common grazing land	N/A

16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG. This may include an opportunity to provide a centralised mini recycling centre	N/A
17	Y	=	There may be changes to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y	=	There is a watercourse running through the middle/southern area of the site	Development should ensure no culverting, diversion or channelling of the watercourse
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	Development of the site is not likely to have an adverse effect on air quality. The increase in traffic may, however, have a slight negative effect	N/A
21	Y	=	A small area to the north of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however this area comprises existing housing	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	Development of the site is likely to use micro renewables to supply some of the energy on site. This would be encouraged during the planning application process	N/A
24	Y	+	The site is sheltered from the prevailing wind	Site to consider solar gain as part of design and siting of

				development
25	Y	++	Given the nature of the allocation it will include the development of safe walking and cycling routes as well as sustainable transport options. It is likely that additional paths will be created. Development of the site will also include employment and commercial facilities located within close proximity to residential properties to allow the development to be self sustaining	N/A
26	Y	+	Development of sustainable transport options and travel patterns will be encouraged. The use of public transport and the creation of safe cycle routes within the site and links to other towns and settlements will be encouraged.	N/A
27	N	=	There are no Conservation Areas within the site	N/A
28	N	=	There is a C(s) category Listed Building just outside the western most boundary of the site however it is unlikely that any development will affect the building or its setting	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the allocation	N/A
30	Y	-	There are a few archaeological sites as identified in the HER within the site	Consultation with the appropriate Council department to identify mitigation and any recording required
31	N	=	There are no Scheduled Ancient Monuments within the site. A SAM lies 180 metres to the west of the allocation however this should not be	Any site road/junction improvements will require to be aware of the SAM

			affected as a result of development	
32	Y	=	The site is not within any area designated for its landscape value however there may be some impact given the site is presently undeveloped	Good siting and design will be required to mitigate the affect of development
33	N	=	The masterplan layout for the site has been designed to reduce the need for re-contouring	Re-use of excavated soil within the development, retain important landscape features such as the esker landform north of Culaird and implement a high quality, coherent landscape strategy for the site.
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for a mixed use development in the Highland wide Local Development. The requirement for a new settlement has also been identified in the Structure Plan and Inverness Local Plan	N/A
36	Y	-	Given the size of the allocation it is likely that there will be a need for street lighting in the interests of safety	Minimise use of street lighting wherever possible

Strategic Employment Sites

Site Reference: IA1 – Inverness Airport Business Park

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				No part of the site is within any natural heritage designation or area identified for its importance to nature conservation. The site contains an area of woodland designated by SNH as Long Established Woodland which development of the site may have an adverse impact on	Consultation with SNH regarding Long Established Woodland/compensatory planting
2	Y				-				There may be protected species within this area (badgers)	A protected species survey may be required to identify any mitigation measures required
3	Y				-				The site will affect the current green network given that it contains a significant area of woodland however there may be opportunities to incorporate areas of greenspace within development of the site	Compensatory planting and detailed design to consider fragmentation of the network.
4	Y				+				The site may provide an opportunity for people to come into contact with a natural environment at Tornagrain Wood which is located to the south of the site	N/A
5	Y				+				The traffic generating nature of the site will make road safety improvements appropriate, particularly any junction with the A96 trunk road	N/A
6	Y				++				It will be appropriate to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths, cycle routes and upgrading	N/A

			of unclassified roads	
7	Y	=	The site is located within very close proximity to Inverness which may result in some noise disturbance however given the uses proposed for the site do not include residential, this issue is not likely to be significant	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y/ N	-	The site is likely to affect existing open space given it comprises an area of Long Established Woodland. The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	N	=	The site will not affect any core paths, rights of way or any outdoor access opportunities. It is likely that new paths will be created to provide access throughout the site	N/A
11	N/ Y	=	The site is presently undeveloped	N/A
12	N	=	The site does not lie within or adjacent to any Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site contains several areas of land classified as Prime Agricultural Land is likely to result in loss of good quality soil from the site	Re-use of soil within the site or elsewhere locally
14	N	=	The site is not within or functionally connected to any area of peatland	N/A
15	N	=	The site does not represent a loss of quality inbye crofting land or common grazing land	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line	N/A

			with the Council's Managing Waste in New Developments SG.	
17	Y	=	There may be changes to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y	=	There is a watercourse located within the southern section of the site	Development should ensure no culverting, diversion or channelling of this watercourse wherever possible
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	Development of the site is not likely to adversely affect air quality. The increase in traffic may, however, have a slight negative effect	N/A
21	Y	-	Areas within the centre and to the south of the site are identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment to identify appropriate flood prevention measures
22	Y	-	Given the site's proximity to the coast it may be affected by coastal erosion or natural coastal processes	As above
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y/ N	=	The site is sheltered from the prevailing wind	Siting and design of buildings should give regard to solar orientation
25	Y	+	The site links well and is in close proximity to the proposed new town at Tornagrain which will create a range of additional commercial/retail/community facilities.	N/A

			It is envisaged that this will encourage sustainable transport modes	
26	Y	+	Development of sustainable transport options and travel patterns will be encouraged. The use of public transport and the creation of safe cycle routes within the site and links to other towns and settlements will be encouraged.	N/A
27	N	=	There are no Conservation Areas within the site	N/A
28	N	=	There are no Listed Buildings within or close to the site	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the allocation	N/A
30	Y	-	There are a few archaeological sites as identified in the HER within the site	Consultation with the appropriate Council department to identify mitigation and any recording required
31	N	=	There are no SAM's located within or nearby the site	N/A
32	Y	=	The site is not within any area designated for its landscape value however there may be some impact given the site is presently undeveloped	Good siting and design will be required to mitigate the affect of development
33	N	=	There may be some impact on the local landform as a result of development	Development to avoid re-contouring as much as possible
34	N	=	The site will not affect any area of wild land	N/A
35	N	+	The site is not within the settlement boundary of the adopted Plan however has planning permission for	N/A

			development of business use	
36	Y	-	Given the size of the allocation it is likely that there will be a need for street lighting in the interests of safety	Minimise use of street lighting wherever possible

Site Reference: MH1 Morayhill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not located within any natural heritage designation or any area identified for its importance to nature conservation – the site is located within close proximity to the Moray Firth SSSI/RAMSAR site however, although no negative impact is anticipated.	Consultation with the relevant organisations may be required to identify mitigation where it is required
2	Y/ N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	N			=					The site is unlikely to affect the existing green network of the area given that it is brownfield in nature	N/A
4	N			=					The site is unlikely to provide an opportunity for people to come into contact with nature/natural environment. Given the proposed uses it is likely the site would be relatively closed off to the general public.	N/A
5	Y			+					The proposed uses for the site are likely to result in generation of further traffic which will make off site road safety appropriate, particularly upgrading small and unclassified roads and any junction they have with the A96 trunk road	N/A
6	Y			=					The site is located next to the Norbord factory however given the nature of	N/A

			the uses proposed for the site it is unlikely that the two will be incompatible	
7	Y	=	Inverness Airport is nearby and could cause noise disturbance however given the proposed use of the site this is not likely to be an issue	Appropriate insulation measures if required
8	N	=	There are no known land contamination issues affecting the site given its current use as sand and gravel	N/A
9	Y	=	It is unlikely any areas of additional open space will be created given the proposed nature of the site	N/A
10	N/ Y	+	The site will not affect any paths identified in the Council's Core Path Plan or any other access rights. The site may provide an opportunity to provide new access opportunities to the Castle Stuart that are not currently available	N/A
11	N/ Y	+	The site is brownfield in nature. The proposed development therefore offers an opportunity to bring the site back into productive use as encouraged by national planning policy	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not classified as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for	N/A

			sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	Y	=	There are no watercourse, loch or sea within the site	N/A
19	Y	+	Both systems run through or close to the site therefore it is assumed a connection can be made	N/A
20	N	=	Dependant on use of site there may be an impact on air quality as a result of emissions as well as through an increase in traffic generated	Maximising of active travel links to reduce traffic generation/emissions regulated by SEPA through the planning application process
21	Y	=	No part of the site is within or close to any area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is not considered to be at risk from coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to incorporate some form of renewable energy as part of development of the site	N/A
24	Y	+	The site benefits from a south/south westerly aspect and is also sheltered from the prevailing wind	N/A
25	Y	+	The site provides an opportunity to link in with the proposed coastal path which is located within close proximity to the site. The site is also within walking and cycling distance of amenities at Castle Stuart Golf Links and within close proximity to proposed	N/A

			new town at Tornagraim	
26	Y	+	There is scope for financial contribution if required given the nature of the proposed uses on the site	N/A
27	N	=	The site is not within or close to any Conservation Area	N/A
28	N	=	There are no Listed Buildings within or close to the allocations	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There is one recorded in the HER located within the site	Consultation with the relevant Council departments to ensure mitigation and recording can be identified
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is unlikely to have any impact on the landscape character and is not located within any landscape designations	N/A
33	Y	=	Re-contouring of the site may be required	To be consistent with existing pattern of development
34	N	=	The site is not inside or likely to affect any area of WildLand	N/A
35	Y	=	The site is not located within the adopted Local Plan boundary	N/A
36	Y	=	It is likely that the site will be lit and will therefore contribute to light pollution.	Minimal use of lighting consistent with operational/safety requirements

Site Reference: WH1 Whiteness

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site is bounded to the north, east and west by an SSSI and RAMSAR site. Both of these allocations also have a small section within the site allocation to the south west of the site. The Moray Firth itself is designated as an SAC but it is considered that this will not be negatively affected by the site	Mitigation measures to ensure the integrity of these designations is maintained will be required – consultation with the relevant organisations may be required in the first instance
2	Y/ N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/ N				+				The site may affect the existing green network given its proximity to an area of woodland to the south, this may provide an opportunity for development to provide additional connectivity between this wooded area and the natural heritage designations located around the site	N/A
4	Y				++				Development of the site may result in an increased level of public access than it currently supports given its current use. This may allow opportunity for people to come into contact with the variety of natural environments which surround the site	N/A
5	Y				+				The proposed uses for the site are likely to result in generation of further traffic which will make off site road safety appropriate, particularly upgrading small and unclassified roads and any junction they have with the A96 trunk road	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design	N/A

			and layout of the site. These will include pedestrian links and footpaths and cycle routes	
7	Y	=	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. However given the proposed uses for the site (i.e. non residential) this is not likely to cause a significant issue	N/A
8	Y	+	The site has been used for industrial purposes in the recent past. It will, therefore, require a survey and report to determine the type and extent of the contamination and the method of reinstatement prior to any development taking place	Contamination survey to highlight appropriate remediation/mitigation
9	N	=	The site will not affect any existing usable open space – given the proposed use it is unlikely that further open space will be provided.	N/A
10	N/ Y	+	The site will not affect any paths identified in the Council's Core Path Plan or any other access rights. The site may provide an opportunity to provide new access opportunities to the Moray Firth that are not currently available	
11	Y/ N	++	The site is brownfield in nature. Proposals for the site will therefore bring it back into productive use as encouraged by national policy as well as improving the amenity of the area	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not on any land identified as being good quality – soil loss is likely to be minimal	N/A

14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	Y	=	The site does has freshwater watercourses within it aswell as being situated on the coast of Moray Firth therefore it is likely that development of the site will have some impact	Consultation with the relevant organisations to ensure appropriate mitigation against any negative impact to watercourses can be incorporated as part of the development
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	=	Part of the site to the south west is subject to fluvial flooding. This is the area covered by RAMSAR and SSSI designations	Flood Risk Assessment may be required to highlight any mitigation required to ensure no the integrity of either designation is not compromised
22	Y	=	A small area of the allocated site on the north and north east edge are affected by the 200 year coastal flooding as identified by SEPA	As above – a FRA may be required to identity appropriate mitigation measures in this regard

23	Y	++	The allocation is likely to use some forms of renewable energy such as micro renewables. The site is also identified in Scottish Governments National Renewables Infrastructure Plan which is supportive of renewable energy use at this locations	N/A
24	N	+	The site is principally north facing given its location however given the nature of the uses proposed (i.e. marina/renewable energy) this may be beneficial	N/A
25	N	=	Given the site's location outwith any existing settlement it is unlikely that sustainable travel such as walking or cycling will be encouraged at this location.	Maximising of bus links
26	Y	+	There is an opportunity for planning gain to develop sustainable transport options and travel patterns. The creation of safe cycle and walking routes within the site and other towns and settlements will also be encouraged	N/A
27	N	=	The site is not within or close to any Conservation Area	N/A
28	N	=	There are no Listed Buildings within or close to the allocations	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There are a few sites identified in the HER within the site	Consultation with the relevant Council departments to ensure mitigation and recording can be identified
31	N	=	There are no Scheduled Monuments within or near the site	N/A

32	Y	-	The site lies within the Moray Firth Area of Great Landscape Value however it is considered that the site former use as a fabrication yard has affected the local amenity.	Detailed consideration of siting and design.
33	Y	=	The site is within an area of great landscape value therefore its development may have an impact on the local landform/ impact on scenic views.	Good siting and design could mitigate any effect of buildings on the redeveloped site
34	N	=	The site is not inside or likely to affect any area of WildLand	N/A
35	Y	+	The site is within the adopted Local Plan boundary	N/A
36	Y	=	It is likely that the site will be well lit including overnight and will therefore contribute to light pollution. The previous use of the site also required night lighting so the overall impact is likely to be negligible	N/A

Site Reference: NG1 – Nigg

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies within/adjacent to Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest; Moray Forth Special Area of Conservation and Rosmarkie to Cromarty Site of Special Scientific Interest as well as the Rosemarkie-Shandwick Coast SSSI.	Habitat Regulations Appraisal/Appropriate Assessment carried out for Nigg Masterplan, recommendations must be followed
2	Y/ N				=				There are known to be protected species in the area	Further protected species surveys may be required dependant upon any new development proposals
3	Y				-				It is likely that development of the site will affect the green network parts of	Green networks may need to be created out

			the site are greenfield and access to the site may need to be restricted for security reasons following development of the site	with the site
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site is within an existing industrial area, however as industrial use is proposed this is unlikely to be an issue	N/A
8	Y	-	There may be contaminated land issues as it is a brownfield site	A contaminated land report may be required to identify any necessary mitigation measures
9	Y	=	The site may result in the loss of some green space	N/A
10	Y	=	A number of paths traverse the site	Retain access to existing paths where possible
11	N/ Y	=	The site is mostly brownfield	Ensure best use is made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The site lies adjacent to the Cromarty Firth	N/A
19	Y	=	Both systems are nearby therefore it is assumed a connection can be made	N/A
20	N	-	Development of the site is expected to generate additional road sea traffic with consequent additional traffic emissions affecting air quality	N/A
21	Y	-	A large part of the site is within the SEPA Flood Map for coastal flooding from the Cromarty Firth	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere
22	Y	-	The site may be affected by coastal erosion or natural coastal processes	A Coastline Management Plan may be required
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide	N/A

			Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is exposed on some sides and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	No part of the site is within 400m straight line distance of any community facility however there are bus stops within the site	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	=	Pitcalzean House and Coach House which are Listed Buildings lie within the site	Protection of setting of Listed Buildings, Design Statement may be required
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Numerous locally important archaeological sites identified in the Historic Environment Record associated with the former Pitcalzean House, Dunskeath Castle and Cromarty Firing Range lie within the site	Consultation with relevant internal consultees to minimise impact upon sites contained in the Historic Environment Record
31	Y	-	Dunskeath Castle Scheduled Monument lies within the site	Consultation with Historic Scotland to identify any required mitigation measures
32	Y	-	The site is not located within any landscape designations. Pitcalzean Wood lies within site and is protected by a Tree Preservation Order. The	Landscape and Visual Impact Assessment, Landscape Framework and Woodland

			site also provide open views over the Cromarty Firth	Management Plan may be required
33	Y	-	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: FE1 Fearn Aerodrome

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				Potential connectivity with Loch Eye SPA	Due consideration of the site through the HRA.
2	Y				-				Potential connectivity with Loch Eye SPA	Due consideration of the site through the HRA.
3	Y				-				Development of the site may affect the green network	Enhancement of Green networks
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the	N/A

			site	
7	N	=	There are no known bad neighbour development nearby	N/A
8	Y	-	There are potential for contaminated land issues as the site is a brownfield site	A contaminated land report may be required to identify any necessary remediation measures
9	Y	=	The site may result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	Several paths traverse the site	Retain existing paths
11	Y/ N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and parts of the site are prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small watercourse traverses the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems are nearby it is therefore assumed a connection can be made	N/A
20	N	-	Development of the site is expected to generate additional road traffic with consequent additional traffic emissions affecting air quality.	A green travel plan may be required
21	Y	-	Parts of the site are within the SEPA Flood Map for fluvial flooding	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 800m straight line of bus stops	A contribution towards sustainable travel may

				be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	-	The C(s) Listed Fearn Royal Naval Air Station Central Tower lies close to the northern boundary of the site	Design Statement may be required, development must respect the setting of this building
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Numerous locally important archaeological sites identified in the Historic Environment Record lie within the site, these are mainly associated with the sites former use as a airfield	No built development on main airfield; consultation with relevant internal Council departments to agree other required mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is relatively open and likely to affect key views	Landscape and Visual Impact Assessment and Landscape Framework likely to be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for business and industrial uses in the Ross and Cromarty East Local Plan	N/A

36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: FD1 Fendom

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y				-				The site lies close to Morrich More Site of Special Scientific Interest, Special Protection Area, Dornoch Firth and Moric More SAC, Dornoch Firth and Loch Fleet SPA and Loch Eye SPA.	Impact on designations must be assessed
2	Y				-				Potential connectivity with Loch Eye SPA	Due consideration of the site through the HRA.
3	Y				-				Development of the site may affect the green network	Enhancement of Green networks
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N				=				There are no known bad neighbour development nearby	N/A
8	Y				-				There are potential for contaminated land issues as the site is a brownfield site	A contaminated land report may be required to identify any necessary remediation measures

9	Y	=	The site may result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	A path traverses the site	Retain existing path
11	Y/ N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and parts of the site are prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small watercourse traverses the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems are nearby it is therefore assumed a connection can	N/A

			be made	
20	N	-	Development of the site is expected to generate additional road traffic with consequent additional traffic emissions affecting air quality.	A green travel plan may be required
21	Y	-	Parts of the site are within the SEPA Flood Map for fluvial flooding	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase elsewhere
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 400m straight line of bus stops	A contribution towards sustainable travel may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect any Listed	N/A

			Buildings or their settings	
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Numerous locally important archaeological sites identified in the Historic Environment Record lie within the site, these are mainly associated with the sites former use as a airfield	consultation with relevant internal Council departments to agree other required mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is relatively open and likely to affect key views	Landscape and Visual Impact Assessment and Landscape Framework likely to be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary and allocated for business and industrial uses in the Ross and Cromarty East Local Plan	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Castle Stuart

Site Reference: CS1 – Castle Stuart

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				-	-			The site is not located within any natural heritage designation or any area identified for its importance to nature conservation – the site is located within close proximity to the Moray Firth SSSI/SPA/RAMSAR site however, although no negative impact is anticipated	Consultation with the relevant organisations may be required to identify mitigation where it is required
2	Y/ N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	Y				+				The site may affect the existing green network of the area given it will develop a Greenfield site however the proposal may present an opportunity to facilitate better movement of species	N/A
4	Y				+				The site is located next to the Castle Stuart Golf Course which may allow an opportunity for people to come into contact with a natural environment at the golf course and its setting	N/A
5	Y				+				The proposed uses for the site are likely to result in generation of further traffic which will make off site road safety appropriate, particularly upgrading small and unclassified roads and any junction they have with the A96 trunk road	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths	N/A

			and cycle routes	
7	Y	-	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased.	Appropriate insulation measures if required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	The site will involve the creation of additional areas of usable open space and link in with the existing Castle Stuart golf course	N/A
10	N/ Y	+	The site will not affect any paths identified in the Council's Core Path Plan or any other access rights. The site may provide an opportunity to provide new access opportunities to the Castle Stuart that are not currently available	N/A
11	N/ Y	-	The site is Greenfield in nature	Make best use of site/ensure retention of green space
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y	=	The site is partially classified as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or	N/A

			levels	
18	Y	=	There is a watercourse running through the north eastern part of the site	Development should avoid channelling or culverting of this watercourse
19	Y	+	Both systems run through or close to the site therefore it is assumed a connection can be made	
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	=	An area of the site is identified as being at risk of flooding as a result of the watercourse running through the northern portion of the site	Flood Risk Assessment to assess risk in greater detail/ exclusion of this area from overall development
22	N	+	The site is not considered to be at risk from coastal erosion or natural coastal processes	N/A
23	Y	++	The site is likely to a district biomass heating system as ground source heating feasible. It is proposed for an overall energy strategy to be devised for the site	N/A
24	Y	+	The site benefits from a south/south westerly aspect and is also sheltered from the prevailing wind	N/A
25	Y	+	The site provides an opportunity to link in with the proposed coastal path which is located within close proximity to the site. The site is also within walking and cycling distance of amenities at Castle Stuart Golf Links	N/A
26	Y	+	There is scope for financial contribution if required given the nature of the proposed uses on the	N/A

			site	
27	N	=	The site is not within or close to any Conservation Area	N/A
28	N	=	There are no Listed Buildings within or close to the allocations	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There are a number of sites recorded in the HER located within the site	Consultation with the relevant Council departments to ensure mitigation and recording can be identified
31	Y	--	The scheduled monument Newton of Petty, settlement 350m WNW of (Index no. 11835) lies within the allocation. There is potential for significant effects on this monument.	Respect for fabric and setting of Scheduled Monument Newton of Petty
32	Y	-	Due to the open nature of the site it is likely that there will be impact on the landscape character of the area.	Suitable siting and design
33	Y	=	Re-contouring of the site may be required	Re-contouring should be consistent with the creation of gold holes and links effect
34	N	=	The site is not inside or likely to affect any area of WildLand	N/A
35	Y	=	The site is not located within the adopted Local Plan boundary however development has occurred at Castle Stuart already	N/A
36	Y	=	It is likely that the site will be lit and will therefore contribute to light pollution.	Minimal use of lighting