

# Appendix 5 – Cumulative Assessment of the Inner Moray Firth Local Development Plan

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## Cumulative Assessment 1 – High level of development (100% of all allocated sites will be built out)

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The vision and spatial strategy indirectly seeks to protect and enhance biodiversity in Highland. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the IMF LDP.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
2	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that</p>	Review vision/spatial	THC	Plan review to

						<p>a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Principles of the green networks supplementary guidance will be applied.</p> <p><b>Justification</b></p> <p>Development at this scale will enable wide scale enhancement of the green network. While some development may disturb habitats they will also provide new habitats through application of policies in the HwLDP.</p>	strategy, general policies and allocations.		commence 2015
3	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>There will be a mix of impacts on this SEA objective if 100% of preferred sites are brought forward as some sites may be on sites where people currently come into contact with and appreciate nature/natural environments and others will provide new opportunities to do this.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
4	+	+	+	+	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						<p>Guidance.</p> <p><b>Justification</b></p> <p>Development at this scale is most likely to have a positive effect on physical and mental health as new developments can provide local services and facilitate community wellbeing.</p>			
5	-	+	+	+	+	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would be positively effected as with new development comes new infrastructure and this includes open space which will need to be delivered in line with the supplementary guidance.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
6	+	+	+	+	+	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>Generally access would be improved through this level of development as it would facilitate the delivery of a number of paths and trails and improvement of the existing trails. There are general policy safeguards to</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						ensure development will not effect a core path, access point to water etc.			
7	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> This level of development will include the re-use of a significant amount of brownfield land, however it may also lead to soil sealing and impacts on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
8	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> More development will lead to more people which will in turn lead to more waste. However there are a range of sites identified through the development plan which will allow for safeguarding of existing or development of new waste management facilities. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

9	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> All development must connect to the public sewer if it is within a settlement development area. Where allocations near by or contain a water course due regard needs to be made to their presence.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> No specific provision is made through the general policies of the IMF LDP or through it's vision/spatial strategy however all sites will be required to enhance natural drainage through the general policy approaches as set out in the HwLDP. A level of development at this scale will increase abstraction as there will be higher demand for water. This will be managed through the appropriate means.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
11	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision</p>	Review vision/spatial strategy, general policies	THC	Plan review to commence 2015

						<p>will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>Some development sites may have a local effect on air quality, however these are in locations where there are limited/no receptors. The majority of issues related to air quality are likely to be around more people in the area and in turn more cars however the plan makes provision to reduce travel by the way land is allocated and through policy approaches.</p>	and allocations.		
12	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>In most cases sites at risk of flooding have not been preferred for development, however this is solely related to fluvial and coastal flooding. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
13	+	+	+	+	+	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						<p>Guidance.</p> <p><b>Justification</b></p> <p>Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. Individual sites will not be specifically required to address this SEA Objective.</p>			
14	+	+	+	+	+	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>Through the approaches set out in the plan and the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to delivery of a larger number of local services such as shops and businesses.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
15	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>The plan with this level of development is likely to have both positive and negative effects on the historic</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015



						environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments.			
16	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The level of development proposed is likely to have an impact on the local distinctiveness of landscapes as it will fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. The plan seeks through application of the HwLDP general policies the protection of this local distinctiveness by good siting and design of development.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
17	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The level of development proposed is likely to have a lasting impact on the landscape character of the area as any scale of development would. Through application of the HwLDP general policies it is anticipated that visual impact will be minimised , scenic value maintained and</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						enhanced and there would be limited cumulative effect on landscape character.			
18	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> While the level of development proposed is large, it is unlikely that there will be an effect on wildness qualities given where the development will be directed to as these areas tend not to be close to settlements.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

### Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and all of the preferred sites being built out that there will be some positive effects on the environment in terms of delivery of green infrastructure and re-use of brownfield land however there may also be negative effects related to landscape impact but this could be mitigated on a site by site.

## Cumulative Assessment 2 – medium level of development (60% of all allocated sites will be built out)

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The vision and spatial strategy indirectly seeks to protect and enhance biodiversity in Highland. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the IMF LDP.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
2	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision</p>	Review vision/spatial strategy, general policies	THC	Plan review to commence 2015

						<p>will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Principles of the green networks supplementary guidance will be applied.</p> <p><b>Justification</b> Development at this scale will enable some opportunities for enhancement of the green network. While some development may disturb habitats they will also provide new habitats through application of policies in the HwLDP.</p>	and allocations.		
3	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> There will be a mix of impacts on this SEA objective if 60% of preferred sites are brought forward as some sites may be on sites where people currently come into contact with and appreciate nature/natural environments and others will provide new opportunities to do this.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
4	+	+	+	+	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						Development at this scale is most likely to have a positive effect on physical and mental health as new developments can provide local services and facilitate community wellbeing.			
5	-	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would be positively effected as with new development comes new infrastructure and this includes open space which will need to be delivered in line with the supplementary guidance.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
6	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Generally access would be improved through this level of development as it would facilitate the delivery of a number of paths and trails and improvement of the existing trails. There are general policy safeguards to ensure development will not effect a core path, access point to water etc.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

7	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> This level of development will include potential for re-use of a significant amount of brownfield land, however it may also lead to soil sealing and impacts on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
8	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> More development will lead to more people which will in turn lead to more waste. However there are a range of sites identified through the development plan which will allow for safeguarding of existing or development of new waste management facilities. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
9	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that</p>	Review vision/spatial	THC	Plan review to

						<p>a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> All development must connect to the public sewer if it is within a settlement development area. Where allocations near by or contain a water course due regard needs to be made to their presence.</p>	strategy, general policies and allocations.		commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> No specific provision is made through the general policies of the IMF LDP or through it's vision/spatial strategy however all sites will be required to enhance natural drainage through the general policy approaches as set out in the HwLDP. A level of development at this scale will increase abstraction as there will be higher demand for water. This will be managed through the appropriate means.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
11	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						<p>Guidance.</p> <p><b>Justification</b></p> <p>Some development sites may have a local effect on air quality, however these are in locations where there are limited/no receptors. The majority of issues related to air quality are likely to be around more people in the area and in turn more cars however the plan makes provision to reduce travel by the way land is allocated and through policy approaches.</p>			
12	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>In most cases sites at risk of flooding have not been preferred for development, however this is solely related to fluvial and coastal flooding. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
13	+	+	+	+	+	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015



						Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. Individual sites will not be specifically required to address this SEA Objective.			
14	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Through the approaches set out in the plan and the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to delivery of a larger number of local services such as shops and businesses. With only a medium level of development there will be less opportunity to reduce travel, however it will still be enough to have a positive effect.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
15	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The plan with this level of development is likely to have</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments.			
16	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The level of development proposed is likely to have an impact on the local distinctiveness of landscapes as it will fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. The plan seeks through application of the HwLDP general policies the protection of this local distinctiveness by good siting and design of development.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
17	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The level of development proposed is likely to have a lasting impact on the landscape character of the area as any scale of development would. Through application of the HwLDP general policies it is anticipated that visual</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						impact will be minimised , scenic value maintained and enhanced and there would be limited cumulative effect on landscape character.			
18	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> While the level of development proposed is at a medium scale, it is unlikely that there will be an effect on wildness qualities given where the development will be directed to as these areas tend not to be close to settlements.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

### Commentary

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

### Cumulative Assessment 3 – low level of development (30% of all allocated sites will be built out)

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The vision and spatial strategy indirectly seeks to protect and enhance biodiversity in Highland. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the IMF LDP.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
2	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan.</p>	Review vision/spatial strategy,	THC	Plan review to commence

						<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Principles of the green networks supplementary guidance will be applied.</p> <p><b>Justification</b></p> <p>Development at this scale will enable only limited opportunities for enhancement of the green network. While some development may disturb habitats they will also provide new habitats through application of policies in the HwLDP.</p>	general policies and allocations.		2015
3	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>There will be a mix of impacts on this SEA objective if 30% of preferred sites are brought forward as some sites may be on sites where people currently come into contact with and appreciate nature/natural environments and others will provide new opportunities to do this. With this lower level of development will reduce the opportunity to make these new points of contact.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
4	+/-	+/-	+	+	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> Development at this scale is likely to have a positive effect on physical and mental health as new developments can provide local services and facilitate community wellbeing. However at this scale of development it's effects would be limited to local areas in the longer term as at a regional scale there would not be the level of development which would warrant the delivery of significant new facilities in the short to medium term.			
5	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. <b>Justification</b> It is likely that this level of development may lead to some development on open spaces but it would not be offset by significant areas of new open space as there would be only a limited increase in the pressure on open spaces therefore it is likely to focus more on enhanced provision of existing spaces.	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
6	+	+	+	+	+	<b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						<p>Guidance.</p> <p><b>Justification</b></p> <p>There would be some improvement to access through this level of development however it is likely that this would be limited. There are general policy safeguards to ensure development will not effect a core path, access point to water etc.</p>			
7	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>This level of development will include potential for some re-use of brownfield land, however without a sequential approach to set out brownfield land must be developed first it is likely that this level of development is likely to only bring forward reuse of limited areas of brownfield land. There will however be a reduced impact from soil sealing and impacts on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
8	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						<p><b>Justification</b> More development will lead to more people which will in turn lead to more waste. There are a range of sites identified through the development plan which will allow for safeguarding of existing or development of new waste management facilities. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site, however given the scale of development this would be limited.</p>			
9	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> All development must connect to the public sewer if it is within a settlement development area. Where allocations near by or contain a water course due regard needs to be made to their presence.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> No specific provision is made through the general policies of the IMF LDP or through it's vision/spatial</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015



						strategy however all sites will be required to enhance natural drainage through the general policy approaches as set out in the HwLDP. A level of development at this scale will increase abstraction as there will be higher demand for water. This will be managed through the appropriate means.			
11	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Some development sites may have a local effect on air quality, however these are in locations where there are limited/no receptors. The majority of issues related to air quality are likely to be around more people in the area and in turn more cars however the plan makes provision to reduce travel by the way land is allocated and through policy approaches.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
12	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> In most cases sites at risk of flooding have not been preferred for development, however this is solely related to fluvial and coastal flooding. Adequate mitigation will be</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.			
13	+	+	+	+	+	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. Individual sites will not be specifically required to address this SEA Objective.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
14	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> Through the approaches set out in the plan and the level of development considered here it is likely that there will be limited opportunities to reduce the need to travel through the delivery of new development which is unlikely to lead to delivery of a larger number of local services such as shops and businesses. With only a low</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015

						level of development there will be limited opportunity to reduce travel.			
15	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
16	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b> Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b> The level of development proposed is likely to have an impact on the local distinctiveness of landscapes as it will fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. The plan seeks through application of the HwLDP general policies the protection of this local distinctiveness by good siting and design of development.</p>	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2015
17	+/-	+/-	+/-	+/-	+/-	<b>Assumptions</b>	Review	THC	Plan review

						<p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>The level of development proposed is likely to have a lasting impact on the landscape character of the area as any scale of development would. Through application of the HwLDP general policies it is anticipated that visual impact will be minimised , scenic value maintained and enhanced and there would be limited cumulative effect on landscape character.</p>	<p>vision/spatial strategy, general policies and allocations.</p>		<p>to commence 2015</p>
18	+/-	+/-	+/-	+/-	+/-	<p><b>Assumptions</b></p> <p>Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p><b>Justification</b></p> <p>While the level of development proposed is at a limited scale scale, it is unlikely that there will be an effect on wildness qualities given where the development will be directed to as these areas tend not to be close to settlements.</p>	<p>Review vision/spatial strategy, general policies and allocations.</p>	THC	<p>Plan review to commence 2015</p>

**Commentary**

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