

Inner Moray Firth Local Development Plan

Strategic Environmental Assessment – Implications following Publication of Examination Report

Introduction

This document provides details of where and how the Inner Moray Local Development Plan Revised Environmental Report (November 2013) will be updated due to modifications recommended by the Examination Reporters and made by the Council. It includes discussion on where any modifications to general policies or site allocations in the Local Development Plan have led to SEA assessments to be reviewed.

The Highland Council received the Report of Examination from the Directorate for Planning and Environmental Appeals on 20 March 2015. A number of modifications to the plan have been made by the Reporter's; the Reporter's recommendations are binding except in the following circumstances:

- Would have the effect of making the LDP inconsistent with the National Planning Framework, or with any SDP or national park plan for the same area;
- Are incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994; or
- Are based on conclusions that could not reasonably have been reached based on the evidence considered at the examination.

Update of SEA following receipt of Report of Examination from DPEA

Non-Technical Summary

The non-technical summary has been updated and is be available as a separate document to the finalised Environmental Report.

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

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

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

- IN49 Bogbain (West) – 10.4 ha decrease in site area
- IN57 Essich Road (West) – addition of housing use and increased density of development
- ML2 Brae Farm, Munlochy - 29 housing unit increase in capacity
- TN5 Knockbreck Road – 6.5 ha increase in site area

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

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

The Examination Report can be viewed online via the following link:

www.highland.gov.uk/imfldp

Next Steps

The Highland Council will be submitting the Inner Moray Firth Proposed Local Development Plan (as Modified following Examination and as Intended to be Adopted) to Scottish Ministers in June 2015.

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

- how environmental considerations have been integrated into the plan or programme;
- how the environmental report has been taken into account;
- how the opinions expressed in response to the invitation mentioned in section 16 have been taken into account;
- how the results of any relevant transboundary consultation have been taken into account;
- the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives considered; and
- the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

It is anticipated that the Plan will be adopted at the meeting of The Highland Council on 25th June 2015 and constituted in early July 2015. It will be accompanied by a Finalised Strategic Environmental Assessment – Environmental Report.

ISSUES	REPORTER'S RECOMMENDATION	SEA Implications
1 Vision and Spatial Strategy	No modifications.	No implications.
2 Guiding and Delivering	It is recommended that the words "(numbers of houses)" be inserted after "Table 1 – Housing Land Requirement" on page 14 of the plan.	Clarification change – no implications.
3 Special Landscape Areas	It is recommended that the Drynachan, Lochindorb and Dava Moors Special Landscape Area in the vicinity of Hill of Aitnoch be extended north approximately one kilometre so that the boundary follows the minor road linking the B9007 and the A939.	Minor landscape designation expansion which is only likely to have a minor positive if any environmental effect.
4 Hinterland Boundary	No modifications.	No implications.
5 Policy 1: Promoting & Protecting City & Town Centres	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. In the second sentence of paragraph 2.8: 'unless this Plan identifies an exception' be deleted; 2. In the second paragraph of Policy 1 the first sentence be deleted and replaced with: "Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within those centres listed below. Developers should also consider how appropriate the scale and type of their proposed development is to the hierarchical scale and function of the centre within which it is proposed." 3.. In the original second sentence 'sequential' be deleted and replaced with "retail impact". <p>For the avoidance of doubt the second paragraph of Policy 1 now reads: "Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within those centres listed below. Developers should also consider how appropriate the scale and type of their proposed development is to the hierarchical scale and function of the centre within which it is proposed. If the Council considers that a proposal may result in an impact on the vitality and viability of any of these centres then the</p>	Town centres first principle strengthened, Inverness district centres re-classified as commercial not town centres, and town centres outwith Inverness given equal importance as Inverness for suitably scaled proposals. Policy amended in line with latest national planning policy and to improve its clarity. Therefore negligible environmental effects.

	<p>developer will be required to produce a retail impact assessment. If this demonstrated an adverse impact then the development proposal will not be supported.”</p> <p>4. In the table under Policy 1, in the column headed ‘Settlement’, ‘Inverness District Centres’ be deleted and replaced with: “Inverness (Commercial Centres)”.</p>	
6 Policy 3: Other Settlements	No modifications.	No implications.
7 Policy 4: Water & Waste Water Infrastructure in the Inverness to Nairn Growth Area	It is recommended that, in paragraph 3.9, on page 21 of the proposed plan, in the second sentence, after the words 'Scottish Water' a full stop be inserted and the rest of the sentence be deleted. Add a new third sentence: “Scottish Water will continue to work closely with its Regulators and other Agencies as part of its daily operations, to ensure no adverse effects impact on the integrity of these sites.”	Policy only amended to improve its accuracy and clarity. Therefore no SEA implications.
8 Policy 5: Development within the Water Catchment of Loch Flemington	<p>It is recommended that:</p> <p>1. In sub-paragraph 2 of policy 5, after the word ‘sewage’ insert the words “or other”, and after ‘development’ insert “including any soil disturbance,”. Sub-paragraph 2 now reads: “To ensure no increase in phosphorous discharge within sewage or other effluent entering the loch and originating from development, including any soil disturbance, within the catchment.</p> <p>2. In the second sentence of paragraph 3.8 on page 22 of the proposed plan delete ‘originating from development in the surrounding area’ and replace with “from individual private waste water treatment arrangements in the vicinity of the loch.” The second sentence now reads: “At present the water quality in the Loch is poor due to the level of sewage effluent entering the loch from individual private waste water treatment arrangements in the vicinity of the loch.”</p> <p>Note: In the proposed plan paragraph 3.10 is wrongly numbered 3.8. This, and the following paragraphs to the end of the section should be re-numbered.</p>	Minor clarifications and additional safeguard against the water pollution effects caused by soil disturbance in order to avoid increased phosphorous discharges caused by soil disturbance resulting from development proposals within the Loch Flemington groundwater catchment. Minor SEA implications but any effects very likely to be positive.
9 Strategy for Growth	It is recommended that:	Changes just add fuller references to key

<p>Areas: Chapter 3</p>	<ol style="list-style-type: none"> 1. A new sentence be added after the first sentence of paragraph 4.24 to read: “Nigg features in the National Renewables Infrastructure Plan as one of only four sites in Scotland suitable for integrated manufacture of offshore wind turbines.” 2. The 6th bullet of paragraph 3.1 be amended to read: “Significant investment in major infrastructure including West Link and improvement of the A9, A96 and active travel network.” 3. An additional bullet be added at the end of paragraph 3.3 to read: “An improved active travel network.” 4. The final sentence of paragraph 3.7 be amended to read: “In support of a significant modal shift to more sustainable forms of transport, a rail halt is proposed at Dalcross to serve Tornagrain, the Airport and adjacent Business Park, and cycle and walking routes will be incorporated into the development of the Growth Area.” 5. The words “A masterplan for ...” be deleted from the start of paragraph 4.19, and replaced with: “National Planning Framework 3 has identified the need for strategic airport enhancement at Inverness Airport as a national development priority. This supports the Council’s strategy for growth and improved connectivity in the Inverness to Nairn area as well as the wider Plan area. The potential for growth of Inverness Airport has also been enhanced by the emerging developments at the adjacent Inverness Airport Business Park. A masterplan for this key strategic employment site, which encompasses ...”. 	<p>transport and employment projects therefore no SEA implications.</p>
<p>10 City of Inverness General & Central</p>	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. Within the requirements for Site IN2, the phrase “built heritage value of existing buildings; accommodation suitable for the elderly” be replaced with “built heritage value of existing buildings and the surrounding area; the provision of a proportion of accommodation suitable for the elderly”. 2. The final sentence in the requirements section for Site IN3 be replaced with: “This should address: preserving the Category B Listed Building and its setting; minimising loss of policy woodland and garden; protection of amenity of neighbouring property; 	<p>Heritage, flooding and sustainability safeguards strengthened or added for various sites. Certain sites reduced in size to exclude areas that may cause adverse environmental effects. All these changes are further mitigation against potential adverse environmental effects.</p>

	<p>improvement of access from Culduthel Road.”</p> <p>3. The area of the historic Town House building be removed from allocation IN6.</p> <p>4. The eastern part of Site IN9 (currently consisting of undeveloped foreshore) be deleted from the plan; the site area on page 37 be amended accordingly; and the first sentence of the requirements for site IN9 be amended to read: “Developer to prepare masterplan/development brief for this area, and potentially adjoining areas of foreshore, in consultation with environmental agencies and other stakeholders, to be agreed with the Council who may adopt this as supplementary guidance.”</p>	
<p>11 West Inverness</p>	<p>It is recommended that:</p> <p>1. Amend the fifth bullet point of paragraph 4.9 to read: “Land for enhanced recreational and sporting facilities at Torvean comprising a better golf course, additional sports pitches, changing and meeting facilities, and trails.”</p> <p>2. The following words be added to the requirements for site IN19 Clachnaharry Quarry after “A862;”: “implementation of a suitable scheme to reduce vehicle speeds on the A862;”</p> <p>3. Include the words “existing woodland” after “heritage features” among the requirements for site IN21 Muirtown Basin;</p> <p>4. The following words be added to the requirements for site IN22 Highland Council HQ: “retention of existing mature trees and setback of development from these trees; retention of existing pedestrian access routes through the site; the provision of a proportion of individual housing development plots; compatibility with the character of adjoining development.”</p> <p>5. The areas identified for golf course/golf course or parkland use in the Torvean and Ness-side Development Brief be separated out and identified as a separate community allocation in the text of the plan and on the West Inverness map. Relevant site area to be included. Uses to be given as golf course/ golf course or parkland and related facilities. Requirements to read “Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>6. The areas identified for cemetery use in the Torvean and Ness-</p>	<p>Heritage and public safety safeguards strengthened or added for various sites. Other sites clarified as open space community uses. All these changes are either neutral or add further mitigation against potential adverse environmental effects.</p>

	<p>side Development Brief be separated out and identified as a separate community allocation in the text of the plan and on the West Inverness map. Relevant site area to be included. Uses to be given as cemetery extension. Requirements to read “Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>7. The areas identified for sports use in the Torvean and Ness-side Development Brief be separated out and identified as separate community allocations in the text of the plan and on the West Inverness map. Relevant site areas to be included. Uses to be given as sports pitches and related facilities. Requirements to read “Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>8. The following words be added at the end of the requirements for site IN25 Torvean Quarry: “additional tree screening; protection of ancient woodland within and around the site; preparation of a Recreational Access Management Plan.”</p>	
12 South Inverness	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The land at Druid’s Temple, Inverness, identified as ‘H36’ in the Inner Moray Firth Local Development Plan Main Issues Report, be allocated for housing use, with the site area noted, a housing capacity of 96, and the following requirements: “Development to be set-back at least 6 metres from the top of the bank of any watercourse; set-back from woodland around and within the site; suitable connection to the Inshes- Milton of Leys distributor road through the Parks Farm development that protects the existing interests of walkers, cyclists, residents and businesses using the Old Edinburgh Road; a badger survey; and the carrying out of any necessary measures to protect badgers”. 2. Within the requirements for Site IN31, the phrase “2.5ha of playfield area” be replaced with “1.5ha of playfield area”. 3. Site IN32 Knocknagael be deleted from the plan and excluded from the Inverness Settlement Development Area. 4. The capacity for site IN41 Thistle Road be amended to 13. An additional sentence be added to the requirements for this site to 	<p>Reintroduced site at Druid’s Temple may have SEA implications. However, Reporters’ developer requirements textual additions address the potential adverse effects on flooding, public access, protected species and woodland. Essich Road (West) being earmarked for more intensive development may have adverse effects but these should still be within the site’s environmental capacities with suitable mitigation. Other site deletions, reductions and additional developer requirements will only eliminate or reduce potential adverse environmental effects.</p>

read: "Development in accordance with planning permission 08/00255/FULIN."

5. The capacity for site IN44 Inshes Small Holdings (north) be amended to 100. Add additional requirements for site IN44 as follows: "Setback from existing woodland; setback from existing housing to north sufficient to ensure adequate levels of privacy."

6. Site IN45 Inshes Small Holdings (south) be deleted from the plan and shown instead as 'grey land' within the Inverness Settlement Development Area.

7. Sites IN47, IN62 (omitting grounds of existing school) and IN72 be merged into a single mixed use allocation 'East of Milton of Leys Primary School'. The site area be amended as appropriate. The uses be shown as: 'Retail, commercial, community, care home, recreational space, 16 homes'. The requirements to be: "Developer to prepare masterplan/development brief to be agreed with the council which may adopt this as supplementary guidance; distributor road frontage to be reserved for retail/ commercial uses; residential use restricted to upper floors; contaminated land assessment and any resultant mitigation."

8. The following words be added to the requirements for site IN48 land at Housing Expo Site: "design, layout and density compatible with adjoining development; falling distance woodland setback; set-back from phase 1 properties sufficient to avoid overlooking/loss of privacy."

9. The northern boundary of site IN49 be redrawn as per the map attached to the email on this subject from Highland Council dated 29 September 2014, and a revised site area given. The area between the reduced allocation and the existing Redwood Avenue estate to be identified as open space on the South Inverness map.

10. The following words be added to the requirements for site IN49: "Road access to be taken direct from the Milton of Leys distributor road."

11. The words "setback from trees on northern boundary" be added to the requirements for site IN50 Land south of Asda.

12. Land at 11 to 13 Culcabock Avenue, the Shell garage on Old

	<p>Perth Road and intervening properties be removed from site IN52 East of Culcabock Avenue.</p> <p>13. The words “retention of trees in south-western and eastern parts of site and appropriate development set-backs” be included among the requirements for site IN52 East of Culcabock Avenue.</p> <p>14. The list of uses for site IN55 Land at Dell of Inshes be amended to read: “Shops and services (excluding convenience retail and bulky goods), food and drink, public house, allotments, open space, landscaping.”</p> <p>15. Adding the words “minimising impact on views from the A9 by avoiding new building in the eastern part of the site” at the end of the requirements for site IN55 Land at Dell of Inshes.</p> <p>16. Site IN57 Essich Road (west) be shown as a housing site and not a community allocation. The words “Uses: Community” be deleted and replaced with “Housing Capacity: 12”.</p> <p>17. The business allocation at site IN65 Land at Raigmore/Beechwood be extended to the south west to incorporate the entirety of the agricultural field bounded by the Police Scotland complex, Sir Walter Scott Drive, the rear of properties on Drumossie Avenue and the amenity/recreational land to the south-west; the site area be amended.</p>	
13 East Inverness	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The capacity of Site IN74 Caulfield Road be amended to 4. 2. The first sentence of the requirements for Site IN76 Stratton Lodge be deleted, and the following words added at the end of the requirements: “transport assessment (subject to which development may proceed in advance of the wider transport measures associated with the development of sites IN82, IN83 and IN84 in the Highland-wide Local Development Plan)” 3. The words “assessment of implications for parking provision in the area, and any necessary mitigation” be added to the requirements for site IN78 Land east of Smithton Free Church. 4. The following words be added at the start of the requirements for site IN84 Milton of Culloden: “The Council will produce a masterplan/ development brief which it will adopt as supplementary 	<p>Site reductions, amendments and additional developer requirements will only eliminate or reduce potential adverse environmental effects.</p>

	<p>guidance. This will address: access;"</p> <p>5. The western part of site IN87, comprising woodland and an area of open space/road verge on the corner of Barn Church Road and Moray Park Avenue, be deleted from the allocation.</p>	
14 Inverness Airport Business Park	It is recommended that the text for allocation IA1 be modified to insert after ".....wider path and green network;" "flood risk assessment where required;"	Minor additional flood risk requirement will only reduce potential adverse environmental effects.
15 Castle Stuart	No modification.	No implications.
16 Fendom	No modifications.	No implications.
17 Nigg	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. In paragraph 3.10, in the second sentence, after 'sea freight' add: "specialist large scale marine related land uses with specific locational characteristics". The second sentence now reads: "Nigg, Invergordon, Highland Deephaven will have enhanced their reputation as a focal point for North Sea oil, cruise ship berthing, rail and sea freight, specialist large scale marine related land uses with specific locational characteristics, and fabrication of both on-shore and off-shore renewables." 2. In paragraph 3.11, at the end of the first bullet point, after 'sea freight' and before the semi-colon add: "and the accommodation of specialist large scale marine related land uses with specific locational characteristics". 3. In paragraph 3.15 add a third bullet point to read: "Preserving and promoting the natural and historic places of interest in the area." 4. In paragraph 4.24, add at the end of the now third sentence (following the new second sentence referred to above): "and the accommodation of specialist large scale marine related land uses with specific locational characteristics." <p>For the avoidance of doubt the first three sentences of paragraph 4.24 now read: "Nigg was also chosen to be an Enterprise Area due to its</p>	Site reduction will protect residential amenity and potential pollution effects. Other amendments add clarity, are for promotional purposes, and strengthen existing environmental protection references.

	<p>potential to create new employment opportunities, stimulate private investment and boost economic growth. Nigg features in the National Renewables Infrastructure Plan as one of only four sites in Scotland suitable for integrated manufacture of offshore wind turbines. Capacity also exists at these locations for the manufacture of sub-sea renewables structures and the accommodation of specialist large scale marine related land uses with specific locational characteristics.”</p> <p>5. In paragraph 4.24, in the existing eighth line, delete ‘ports’ and replace with ‘facilities’.</p> <p>6. In the requirements for site NG1, after ‘of the built’ add “natural”. This part of the requirements now reads: “consideration of the natural, built and cultural heritage of the wider area.”</p> <p>7. On the map for site NG1 on page 58 the boundary of the site should be redrawn to exclude the area of housing and associated land at Balnabruaich.</p>	
18 Beaully	<p>It is recommended that:</p> <p>1. The last sentence of paragraph 4.31 be deleted and replaced with: “Whilst sufficient capacity currently exists at Assynt Water Treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.”</p> <p>2. Under the requirements for site BE2, in the second paragraph new third and fourth sentences be added to read: “Provision of equivalent allotment area to compensate for any reduction of allotments on site BE7. Must be provided prior to commencement of development on site BE7.”</p> <p>3. Under the requirements for site BE3 the words: ‘Access to be taken from existing Fire Station access’ be deleted and replaced with: “Access to be taken from BE1”.</p> <p>4. Under the requirements for site BE5 the words: ‘Link road connecting to adjacent housing site and A862’ be deleted and replaced with: “Provision of active travel connections between sites</p>	<p>Additional built development option on existing allotments at Fraser Street may have adverse environmental implications but other Plan changes allow for equivalent compensatory provision elsewhere in the village so overall effects should be neutral.</p>

	<p>BE1 and BE5;”.</p> <p>5. Under the uses for site BE7 the words: ‘Allotments’ be deleted and replaced with: “Community (Residential Institution/Non-Residential Institution/Allotments)”.</p> <p>6. Under the requirements for site BE7 the words ‘Safeguarded for existing use’ be deleted and replaced with: “Provision of day centre or care home and directly associated small scale development of close care or assisted living units. Mainstream housing will not be supported. Retention of proportion of site for allotment use; compensatory allotment provision equivalent to those lost to alternative development to be provided on site BE2 prior to commencement of development.”</p>	
19 Nairn	<p>It is recommended that:</p> <p>1. Paragraph 4.34 be replaced with the following: ‘The town centre, lying to the west of the river has declined in recent years. Its regeneration to serve the needs of the growing town is a high priority. The council will work with the local community to implement the Town Centre Masterplan published in 2011 through development of an action plan to highlight options and mechanisms for funding and delivering regeneration of the town centre, harbour and waterfront areas.’</p> <p>2. The last sentence of paragraph 4.39 be ended at ‘.....settlement’ and the following additional sentence added: “Whilst capacity exists currently, the cumulative impact of all proposed development within the overall plan on shared treatment assets makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.”</p> <p>3. The following sentence be added to NA2: Requirements: ‘The required traffic and flood risk assessments may impact on the capacity of the site reducing the housing capacity below the currently projected capacity of 90 houses.’</p> <p>4. The following sentences be added to NA3: Requirements: ‘Constraints to development identified by the masterplan will have</p>	<p>Site deletion and additional developer requirements will only eliminate or reduce potential adverse environmental effects.</p>

	<p>a significant effect in determining the numbers of houses able to be accommodated on the site.'</p> <p>5. The last sentence of paragraph 4.37 be replaced with 'Longer term development options at Nairn South are largely dependent on developers agreeing and delivering suitable improvements to the local road network.'</p> <p>6. The requirements text for site NA8 be replaced with the following: "The Council will prepare a new Nairn South Strategic Masterplan that the Council may adopt as Statutory Guidance, setting out physical development considerations and requirements including transport requirements in terms of vehicular, pedestrian and cycle access to both the Town Centre and the wider area; connectivity within the site; green network and footpath/cycleway connections; phasing; open space provision and developer contributions. Applications only to be considered following adoption of the revised masterplan. Developers will be required to produce a transport assessment addressing deficiencies in the transport network in line with the adopted masterplan. Further requirements notably include landscaping; flood risk; provision of a recreational access management plan; consideration of potential heritage impacts; and the avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar (see para. 4.40).</p> <p>7. Site NA9 be deleted, and excluded from the settlement development area.</p>	
20 Tornagrain	<p>It is recommended that the first sentence of the requirements for Site TG1 Tornagrain be replaced with "Development in accordance with the approved planning permission 09/00038/OUTIN, Section 75 Planning Obligation and associated masterplan." Continue as before; 'Further developer masterplans.....'</p>	Clarification changes only – no implications.
21 Alness	<p>It is recommended that:</p> <p>1. The last sentence of paragraph 4.50 be deleted and replaced with: "Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be planned and delivered across the lifespan of the plan and beyond at the Assynt and Newmore Water Treatment Works."</p>	Largely clarification and technical modifications with no or negligible environmental effects. West of Teaninich Wood site expanded but limited landscape and other environmental effects with stated mitigation.

	<p>2. Under the requirements for site AL4 at the end of the requirements paragraph the words: “setback from pylons and associated power lines” be added.</p> <p>3. Under the capacity for site AL8 the figure ‘16’ be deleted and replaced with: “17”.</p> <p>4. Site AL12 be extended to the south in accordance with drawing 04278/AL 12/1 provided in submissions. The same requirements as for AL12 be applied to the extended site, and the site area be modified accordingly.</p> <p>5. The uses for site AL21 be modified to read: “Non-food retail only”.</p>	
22 Dingwall	<p>It is recommended that:</p> <p>1. Under the requirements for site DW6, after ‘Ferry Road;’ add: “Transport Assessment;”.</p> <p>2. The boundary for site DW6 should be modified to exclude the garden ground shown on the plan attached to representation 04119.</p> <p>3. Under the requirements for site DW7, at the end of the list of requirements add: “A Transport Assessment is also required.”</p> <p>4. On the Dingwall settlement plan delete ‘DW11’ on the Riverside (South) site and replace with:”DW8”.</p> <p>5. Under the requirements for site DW9, at the end add a new sentence: “Access to be taken from Dochcarty Road”, and mark an indicative access on the Dingwall settlement plan.</p>	Only clarification, technical and other non-environmental impact modifications.
23 Fortrose and Rosemarkie	<p>It is recommended that sentence two of paragraph 4.62 be replaced with “Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be planned and delivered across the lifespan of the plan and beyond at the Assynt Water Treatment Works.”</p>	Only technical modifications with no or negligible environmental effects.
24 Invergordon	<p>It is recommended that:</p> <p>1. On page 82 in the second bullet point under paragraph 4.63, the last word ‘sectors’ should be deleted, and “freight and tourism industries” be inserted in its place. The bullet point should now read: “Requirements for increased port facilities and to meet future growing demands within the energy, freight and tourism</p>	Largely clarification and technical modifications with no or negligible environmental effects. Additional environmental effects mitigation for several sites.

- industries.”
2. In the glossary: “Public realm improvements: Improvement to the physical environment and appearance of civic or other public spaces.” be added.
 3. Under site IG5 after ‘Business’: “Parking,” be added.
 4. In the title of site IG6 after ‘Tank Farm’: “Former Fuel Storage Depot” be added.
 5. Under site IG6 requirements, after ‘Historic Building Recording’, “Flood Risk and Drainage Impact Assessments” be added.
 6. Under site IG11 the site name ‘Cromarty Firth Port Authority’ be deleted and replaced with: “Invergordon Harbour Area”.
 7. Under the requirements for site IG11 the words: “Where terrestrial planning permission is required and...” be inserted at the beginning of the first sentence. The sentence now reads: “Where terrestrial planning permission is required and dependent on the nature of the development the following may be required to ensure there is no adverse effect on the Cromarty Firth Special Protection Area/Ramsar and/or Moray Firth Special Area of Conservation.”
 8. Under the requirements for site IG11 the second bullet point be deleted and the following be inserted in its place: “Mitigation plans for any relevant operational activities (including pollution prevention)”.
 9. Under the requirements for site IG11 in the third bullet point the words: “Special Protection Area” be added before ‘Noise Mitigation Plan’. The bullet point now reads: “Special Protection Area Noise Mitigation Plan”.
 10. Under the requirements for site IG11 the sixth and seventh bullet points be deleted and replaced with a single bullet reading: “Demonstration of no adverse effect on the integrity of the Moray Firth Special Area of Conservation through disturbance from underwater noise arising from piling and/or from increased marine traffic in combination with other proposals. See model in ‘Dolphins and Development’ and any later assessments.”
 11. Under the requirements for site IG11 the first sentence of the

	<p>last bullet point be deleted and replaced with: “Regard to be had to the Moray Firth Special Area of Conservation Management Scheme.”</p> <p>12. The boundary for site IG12 should be modified to exclude the property ‘Breezy Brae’ to the south of Broomhill.</p> <p>13. Under the requirements for site IG12, in the second sentence of the first paragraph of ‘Requirements’, after ‘design’ the words “residential amenity” and after ‘landscaping’: “to include a minimum 150 metre landscaped buffer zone along the A9 and around the properties at Broomhill and Breezy Brae for the protection of amenity” be added. For avoidance of doubt the sentence should now read: “This should address: details of access, layout, design, residential amenity, servicing and landscaping, to include a minimum 150 metre landscaped buffer zone along the A9 and around the properties at Broomhill and Breezy Brae for the protection of amenity”</p> <p>14. Under the requirements for site IG12, in the last paragraph of ‘Requirements’ after ‘Transport Assessment;’ the words: “Residential Impact Assessment” be added.</p>	
25 Muir of Ord	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. paragraph 4.75 be modified by ending the sentence after the semicolon and following on with new sentence “Whilst sufficient capacity currently exists at Assynt Water treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between the developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.” 2. the requirements paragraph for site MO3 be deleted and replaced with the following: “Formation of suitable access along and from Corrie Road; provision of a path link from the site to the centre of the village; SUDS drainage assessment and a landscape plan management programme to reduce the impact of the site and eliminate conflict with the adjacent golf course.” 3. the requirements text of Site MO5 be modified to add “The 	<p>Clarification and technical modifications with no or negligible environmental effects. Additional environmental effects mitigation for several sites.</p>

	<p>developer should consult SGL Carbon to consider any environmental implications arising from that industrial process.”</p>	
<p>26 Tain</p>	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The first sentence of paragraph 4.83 be deleted and replaced with: “Whilst sufficient capacity currently exists at Assynt and Newmore Water Treatment Works and Tain Waste Water Treatment Works early engagement is required to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development”. 2. Under site TN5: <ul style="list-style-type: none"> • the area figure '18.4' be deleted and replaced with: “24.97”. • the whole of the site requirements be deleted and replaced with: “Indicative capacity for housing development of site refers to approved masterplan (Permission in Principle 10/02217/PIP). Remainder of site holds potential for additional mixed use development. Development of masterplanned area to be in accordance with the approval including suitable access into, through and across the site; provision of new/extended bus service(s); programme of archaeological work; consideration of reuse of Toll Booth listed building; Tree Protection Plan; Bat Surveys (if trees are removed); avoidance of any adverse effect on the integrity of Dornoch Firth and Loch Fleet SPA/Ramsar through preparation of a Recreation Access Management Plan.” • the settlement plan be modified with regard to site TN5 in accordance with the plan provided by the council attached as an annex to this issue and numbered TN5 modified. • the settlement development area be modified in accordance with the above plan to include the former council roads depot, now part of site TN5. 3. In the glossary, after ‘Ramsar Site’ be added: “Recreation Access Management Plan: A plan which examines any likely increased pressures from recreational access on any natural heritage interests. Where necessary, avoidance or mitigation 	<p>Clarification and technical modifications with no or negligible environmental effects. Additional environmental effects mitigation for several sites. Knockbreck Road, Tain site expanded but limited landscape and other environmental effects with stated mitigation.</p>

	<p>measures should be detailed within the Recreation Access Management Plan to inform the preparation of an appropriate assessment if Natura site interests are likely to be significantly affected.”</p> <p>4. Under the requirements for site TN6 the words: “Flood Risk Assessment” be added.</p> <p>5. The requirements for site TN8 be deleted and replaced with: “Safeguard for existing use including intensification and expansion beyond current boundary. A developer led masterplan to be produced to identify the opportunities, scale and spatial extent of future expansion. The developer masterplan needs to be agreed by The Highland Council and may be adopted as Supplementary Guidance. Consultation with the local community should inform the preparation of the masterplan. The masterplan will address issues relating to future development, including: access and transport assessment; no net detriment to strategic road network capacity; design statement; archaeological assessment; sensitive siting of development to avoid loss of view over Dornoch Firth from A9 to the adjacent Dornoch Firth National Scenic Area; avoidance of any adverse effect on the integrity of Dornoch Firth and Loch Fleet SPA/Ramsar. This masterplan may be prepared in parallel with the promotion of and planning application relating to the development of the site.”</p>	
27 Ardersier	<p>It is recommended that the requirements for site AR8 be amended to read 'To meet any longer term expansion of adjacent industrial estate. To be implemented in negotiation with landowner. Consideration of the capacity of the existing vehicular access; planting to boundary to mitigate visual impact.'</p>	Phasing amendment which will have no environmental effect.
28 Auldearn	No modification.	No implications
29 Cawdor	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The following sentence be added to the requirements for site CD1: 'The existing Cawdor Playground to be retained within the site.' 2. The boundary of site CD6 be modified to remove the area of 	Clarification and technical modifications with no or negligible environmental effects.

	Kirksyde Cottage.	
30 Croy	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The first bullet point in paragraph 4.97 change from 'over 180 new homes ' to 'around 180 new homes'. 2. The requirements for site CR1, be amended to read: "... poor surface water drainage, in particular addressing the proximity to the Croy Burn and the Croy section of the Kildrummie Kames esker system; improvements to site road access." 3 Final sentences of the requirements for site CR2 be replaced with: "Development of the site should be phased over the period 2011 to 2031 with development progressing at a prescribed rate of no more than 50 homes delivered in each 5 year period from 2011 to 2021, and 25 homes delivered in each 5 year period from 2021 to 2031". 	Phasing amendment which will have no environmental effect. Addition of a more precise surface water drainage requirement for site East of B9006 which will only have a positive environmental effect in terms of reduced flooding.
31 Dores	It is recommended that the words 'discussion with community over the release of DO4 for sports use' be deleted from the requirements for site DO2.	Technical amendment which will have no environmental effect.
32 Drumnadrochit	It is recommended that the uses for site DR9 be amended to add 'housing'.	Technical amendment which will have no environmental effect.
33 Fort Augustus	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The wording of the requirements for site FA1: Markethill be revised to read: "As per development brief to be amended to reconsider the capacity of the site, and reflect difficulties with topography, access and sewerage infrastructure. 2. The following sentence be added to bullet point 2 of paragraph 4.107: 'Together with Scottish Canals, development of canal based tourism and opportunities for canal side tourist facilities.' 	Technical amendments which will have no environmental effect.
34 Inchmore	It is recommended that the last sentence in paragraph 4.113 be amended to read: "Early engagement is required to take place between developers and Scottish Water, to ensure any additional capacity demands at Glenconvinth Water Treatment Works in the future can be delivered in line with development."	Technical amendment which will have no environmental effect.
35 Kiltarlity	It is recommended that the last sentence in paragraph 4.117 be amended to: "Early engagement is required to take place between	Technical amendment which will have no environmental effect.

	Developers and Scottish Water, to ensure any additional capacity demands at Glenconvinth Water Treatment Works and Kiltarlity Waste Water Treatment Works in the future can be delivered in line with development.”	
36 Kirkhill	It is recommended that the opening of the second sentence of paragraph 4.121 be amended to read: ‘The village would benefit from increased provision of community sports facilities and ...’	Technical amendment which will have no environmental effect.
37 Tomatin	It is recommended that the text “An appropriate transport appraisal in accordance with STAG is required. Transport Scotland has no commitment towards funding the delivery of a station at this location” be added at the end of the requirements for site TM9.	Technical amendment which will have no environmental effect.
38 Avoch	No modifications.	No implications
39 Conon Bridge	<p>It is recommend that:</p> <ol style="list-style-type: none"> 1. In the second sentence of paragraph 4.134 between ‘combination’ and ‘CB2’: “CB1” be added. 2. In the first sentence of paragraph 4.133 after the words ‘Corntown junction’: the rest of the sentence be deleted. A new second sentence be added as follows: “Whilst capacity exists currently at Assynt Water Treatment Works, the cumulative impact of all proposed development within the overall plan on shared treatment assets makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands at Assynt Water Treatment Works and Conon Bridge Water Treatment Works in the future can be delivered in line with development.” 3. Under the requirements for site CB2, after ‘Flood Risk Assessment’ the words: “Traffic Assessment of the impact on the B9163/A835 trunk road junction.” be added. 4. Site CB3 be deleted. Note there should be consequential renumbering of other sites. 5. The playing field and play area located on the (now former) site CB3 be designated as open space. 6. Under the requirements for site CB6 after ‘Rail Halt;’ the words: “access to be taken from the A862;”, and after ‘along the A862;’ 	Site deletion and additional developer requirements will only eliminate or reduce potential adverse environmental effects.

	the words: “provision of a landscaped buffer between the end of Brahan View and any new development;” be added.	
40 Contin	No modifications.	No implications
41 Cromarty	It is recommended that: 1. Paragraph 4.141 be replaced with, “The cumulative impact of all proposed development within the overall plan on shared treatment asset such as Assynt WTW makes it necessary for early engagement to take place between Developers and Scottish Water, to ensure any additional capacity demands in the asset can be delivered in line with development.” 2. Site CM3 Daffodils Fields be deleted.	Site deletion and technical amendment will be neutral or beneficial in terms of environmental effects.
42 Culbokie	It is recommended that: 1. On the Culbokie settlement plan the following areas of land be allocated as open space: <ul style="list-style-type: none"> • the existing areas of important greenspace adjacent to the burn between CU5 and the existing open space allocation to the north; • land between site CU6 and the Settlement Development Area boundary; • land between CU3 and the Settlement Development Area boundary; and • land between Carn Mor and the Settlement Development Area boundary. 2. The southern part of site CU1 be renumbered as an independent site CU8, and consequential changes made to the areas, capacities and requirements for the two sites. 3. Under the requirements for site CU2 the words: ‘Flood Risk Assessment’ be deleted. 4. Under the requirements for site CU7 the words: ‘6 months’ be deleted and replaced with “one year”.	Greenspace additions and technical amendments will be neutral or beneficial in terms of environmental effects.
43 Evanton	It is recommended that: 1. In paragraph 4.151, the third sentence be deleted and replaced	Largely clarification and technical modifications with no or negligible

	<p>with: “Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be delivered across the planning period as part of Scottish Water's investment programme, taking into account the cumulative demand on Assynt Water Treatment Works and Evanton Waste Water Treatment Works.”</p> <p>2. The boundary for site EV1 be modified to exclude the small triangle of land immediately adjoining Tigh An Dallon House to the east, as shown on council plan THC EV1/1.</p> <p>3. The site designated as ‘6 South-east of Evanton Bridge’ in the Ross and Cromarty East Local Plan be allocated for housing with a capacity of 30 units. For the avoidance of doubt the site is also designated as H4 in the Main Issues Report. The site requirements be stated as: “Layout to include set back from northern boundary trees; Flood Risk Assessment, which may affect developable area of the site.” The Settlement Development Area boundary be redrawn to include the site.</p> <p>4. Under the requirements for site EV2 after ‘Transport Assessment including’ the words: “principal access to be taken from Fyrish Crescent” be inserted.</p> <p>5. Under the requirements for site EV1 in the first sentence the words: ‘and nearby related site at Drummond Farm’ be deleted.</p> <p>6. Under the requirements for site EV3:</p> <ul style="list-style-type: none"> • in the first sentence the words: ‘and nearby related site at Teandallon East’ be deleted; and • in the second sentence, after ‘should address:’ the word: ‘access -’ be deleted and replaced with: “the identification of land required for a”. For the benefit of doubt the first part of the second sentence now reads: “This should address: the identification of land required for a new access road and bridge crossing linking to Drummond Road over the River Sgitheach...” <p>7. Under the requirements for site EV5, in the first paragraph, after ‘inset map’ be added the words: “Protection of residential amenity;”</p>	<p>environmental effects. Additional developer requirements to strengthen environmental effect mitigation on several sites. New site at Evanton Bridge added but with suitable mitigation via developer requirements text.</p>
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	<p>8. Paragraph 4.25 be deleted and replaced with: “The sites listed below, along with Highland Deephaven (Site EV5, Page 141) and Delny (Site IG12, Page 84), have the potential to provide a nationally important hub for the development of renewable technologies.”</p> <p>9. Under the requirements for site EV6, after the words ‘boundaries of the site’ be added the words: “and protection of ancient woodland;”</p>	
44 Maryburgh	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. Under the requirements for site MB1, at the end of the third paragraph, after A835, the words: “and the possibility of a new direct access on to the A835 to the west of Maryburgh.” be added. 2. Under the requirements for site MB1, in the third paragraph after ‘Flood Risk Assessment’ the words: “paying particular attention to the impact on neighbouring properties,” be added. 3. Under the requirements for site MB1, in the first paragraph after ‘from the A835’ the words: “address set-back from water courses, impact on existing woodlands and overhead power lines;” be added. <p>Note: Changes to the requirements for site MB1 are automatically carried forward to site MB2 so no specific modifications are necessary in that regard.</p>	Strengthened potential adverse environmental effects mitigation text added.
45 Munloch	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The buffer strip to the north of site ML1 be incorporated into the housing allocation. 2. The housing capacity of site ML2 Brae Farm be modified to 70. 	Increased site boundary and density changes in line with environmental capacity of both sites.
46 North Kessock	It is recommended that the boundary of site NK1 be amended to include proposed petrol station as in planning permission 07/00876/REMRC.	Technical modification to reflect already permitted development. No net change in potential environmental effects.
47 Seaboard Villages	It is recommended that the area of ground to the north of Shore Street and west of the coastal path, as shown on drawing number PL001 submitted on behalf of Mr John MacIntosh of Broomhill, be removed from the amenity designation to become unallocated land within the settlement boundary.	Potential increase in development potential on edge of village but no loss of public open space and within environmental capacity of area.
48 Strathpeffer	It is recommended that:	Site deletion plus technical and clarification

	<p>1. Paragraph 4.173 be deleted and replaced with: “Tourism plays an important role in Strathpeffer’s economy. The village has several hotels and guest houses and the Strathpeffer Pavilion is now a popular events venue. The former railway station hosting the Museum of Childhood is an important facet of the local heritage, and is now occupied by a number of business and tourism uses. There are future plans to reintroduce a steam railway which would involve reinstating part of the track to the east of the village and reopening it as a visitor attraction. Housing growth will now be directed to the western fringes of the settlement.”</p> <p>2. In the Glossary the words: “Conservation Area Management Plan: A document which identifies key characteristics of designated conservation areas and ways in which change should be managed.” be added after the explanation of ‘Article 10 Features.’</p> <p>3. Site SP2 be deleted.</p>	changes which will have neutral or beneficial environmental effects.
49 Tore	No modification.	No implications.
50 Appendices	It is recommended that the following sentence be added to the definition of ‘Scottish Water’ in the glossary: “Scottish Water is funded to provide capacity at its strategic water and waste water assets, to meet the demand of domestic growth and the domestic element of commercial growth, provided such development meets the five ministerial criteria set out to trigger this investment.”	Clarification change which will have no environmental effects.
51 Development Allocations: Chapter 4: Miscellaneous	No modifications.	No implications
52 General Plan Comments	No modifications.	No implications

