

West Highland & Islands Local Development Plan

SEA Site Assessments
Lochaber

February 2016

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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small waterbody lies within or adjacent to the site.	6m buffer to watercourse.	
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a	The site lies within 100m of the main centre of the village. A bus route is located	Potential to increase active travel connections within the site.	

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	travel and public transport? What will the proposals impact on carbon emissions?	mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	to the Northern boundary of the site. A core path and right of way exists adjacent to the site to the east.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Site is fairly small scale and limited to residential use.		
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk.	A small unnamed watercourse flows through the centre of the site from east to west. FRA previously undertaken for proposed development in the south of the site. This should be considered and any further development or changes to the proposed		

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			development at this site should be assessed for flood risk if not inline with the existing FRA.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of			

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	/Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	proposal.			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	Mallaig Coast SSSI is located to the north of the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	- Development of site would result in minor loss of non designated interests	Small section of the site includes an area of native woodland.	Careful siting, scale and design of development.	

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be	- Proposal would have a minor negative effect on a habitat			

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	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	corridor or network for movement of wildlife, or on a BAP priority habitat			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated			

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8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.</p>	<p>Current roll at Mallaig Primary School is 44% of capacity and is forecasted to slowly decline to 38% by 2028/29.</p> <p>Current roll at Mallaig High School is 51% of capacity and is forecasted to steadily decline to 29% by 2028/29.</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>- Some servicing constraints.</p>	<p>Overhead electricity lines traverse the site to the West and East.</p>		
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site.</p>			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0= WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (330) units and WWTW (429) units spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe.	The site is relatively free from major constraints including the following. The site is located within the SDA and is adjacent to existing residential development. However, the nature of the topography is very steep and may be unfeasible to build on.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 = no net economic benefits	Due to residential nature of the site it may be limited to jobs during the construction phases of development.		

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space		Incorporation of quality usable open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Encroach upon proposed green network established around existing built development.	Developer requirement to incorporate candidate core path into development to provide safe public access for maintenance/management purposes.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.	Core path and right of way exists to the southern boundary of the site. Close connection to existing bus routes.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Class 2 importance carbon rich soils located 124m south east of the site.		

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	--Could cause a very significant loss of locally important croft land.	According the Highland wide Crofting data there is a number of crofting interests on the site. The land capability assessment of site is 6.3 and therefore of poor quality.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Increased amount of household waste.	2 x recycling points in village.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	<p>Site is located within the Moidart, Morar and Glen Shiel SLA.</p> <p>This SLA covers a massive range of landscapes from north to south, including a mountain interior of spectacular grandeur.</p>	Developer requirement for careful siting, scale, design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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			The combination of high mountains, glens and lochs extending over a vast area, coupled with difficulty of access and sparse habitation, produces a strong sense of remoteness and wildness within the interior.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Site is located within an area of Wild Land.		
15b	To what extent is the proposal within the capacity of the	+ Well connected/ appears to round off settlement, currently accessible with scope for	Site within SDA. Infill rounding off policies would apply -		

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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	no need for allocation. Need to safeguard access into housing allocation.		
15c	To what extent will the proposal be visually intrusive?	- - Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Would break the skyline of the cliffs and higher land to the south surrounding the village.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its	Mallaig monument located within the central area of the site.	Sensitive siting and design.	

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		wider setting	Some historic settlement remains survive within the boundary. These should be preserved in situ otherwise subject to full archaeological recording.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

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	Historic Battlefield?				
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Connections to monuments and core paths.		

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Settlement: Mallaig		GIS Site Ref: 3273, 3271 Pre-MIR Site Ref: H3 MIR Site Ref: MAH2; MAH3; MAH6; MAH7
Site Name: H3- Fank Brae	OS Grid Ref: 167591; 795509	Site size (ha): 7.9
Source of site suggestion: Existing Local Plan Allocations	Site History (local plan and planning applications): Erection of 18 houses 12/04506/PIP.	
Current Use: Mountainous open space	Proposed Use: Residential & Business	MIR Status: MAH2, MAH3 Preferred; MAH6, MAH7 Non-preferred.

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small unnamed watercourse runs through the area and is non-baseline.	6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>-Proposal is far from existing centres/services/transport connections and will likely</p>	<p>The site is located 600m from the village centre. It lies</p>	<p>Potential to increase active travel connections within</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	cause a minor increase in the use of private car (Co2 emissions)	within the SDA. However, there is a considerable distance to the central area in comparison to other allocations promoting a consolidated built form. A bus route exists on the western boundary of the site. A core path lies intersects the southern boundary of the site.	the site.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Site is limited to residential use.		
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk.	A small unnamed watercourse flows through the centre of the site from east to west. FRA previously undertaken for proposed development in the	Potential for 6m buffer to watercourse.	

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			south of the site. This should be considered and any further development or changes to the proposed development at this site should be assessed for flood risk if not inline with the existing FRA.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	Mallaig Coast SSSI is located to the south western boundary of the site.		

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	LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Native woodland is present at a small western section of the H3 site. The southern half of the B1 site is covered in native woodland.	Sensitive siting and high quality design.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or	0 = Unlikely to be any impact on national or local			

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	wider geodiversity interests that could be affected by the proposal?	geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Due to current nature of the site and impact of loss of open space due to built development.		
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. West facing slope. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating	- Proposal will put existing road network under strain	Required access from trunk road.		

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	traffic generated?				
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Steep gradient through existing pathways to residential properties will put existing access under strain.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Mallaig Primary School is 44% of capacity and is forecasted to slowly decline to 38% by 2028/29. Current roll at Mallaig High School is 51% of capacity and is forecasted to steadily decline to 29% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints.	Overhead electricity lines traverse the site from the middle section southwards right the way through the site.		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.	Run through the central area of the site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0= WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (330) units and WWTW (429) units spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe +Already allocated site, part H3 PCO application	Crofting interests, important soil i.e. potential for peat extraction, steep gradient. No contamination issues, ownership and funding issues not yet made aware.		
9e	Is the proposal likely to result in a net economic benefit, in	+ some net economic benefits, including creation of permanent and/or temporary	Residential/Business uses.		

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	particular creation of employment opportunities?	skilled or unskilled jobs			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space		Incorporation of quality usable open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Encroach upon proposed green network established around existing built development.	Developer requirement to incorporate candidate core path into development to provide safe public access for maintenance/management purposes.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.	Core path exists to the west of the site. Close connection to existing bus routes.		

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	rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on	--Most of the site (>50%) is	Excluding the	Peat assessment may be	

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	carbon rich soils including peat/wetlands?	within an area of carbon rich soils/peat/wetlands	northern section, the site is located within carbon rich soil, of class 2 importance. Peat & GWDTE is likely to be a limiting factor to development.	required.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	LCA is 6.3, poor quality. However, there are some crofting interests highlighted.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Increased amount of household waste.	2 x recycling points in village.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site is located within the Moidart, Morar and Glen Shiel SLA. This SLA covers a massive range of landscapes from north to south, including a mountain	Developer requirement for careful siting, scale, design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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SEA SITE ASSESSMENTS FOR LOCHABER**

	Areas?		interior of spectacular grandeur. The combination of high mountains, glens and lochs extending over a vast area, coupled with difficulty of access and sparse habitation, produces a strong sense of remoteness and wildness within the interior.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Site is located within an area meriting special qualities of wildness.		
15b	To what extent is the	+ Well connected/ appears to	Site within SDA.		

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	proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	Infill rounding off policies would apply - no need for allocation. Need to safeguard access into housing allocation.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Rocky site - previous consent for three houses.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	H3- No significant issues, although survey may be warranted in some areas.	Sensitive siting and design.	

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			<p>B1- Significant archaeological issues. To the east is the N Ballachulish prehistoric ritual site scheduled monument. The moss appears to extend into this area and there is potential for significant archaeological remains, finds, features and deposits to be present. Archaeological mitigation would be required in this case. Historic Scotland should also be formally consulted on any forthcoming application.</p>		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation	0 = Will not impact any conservation areas due to			

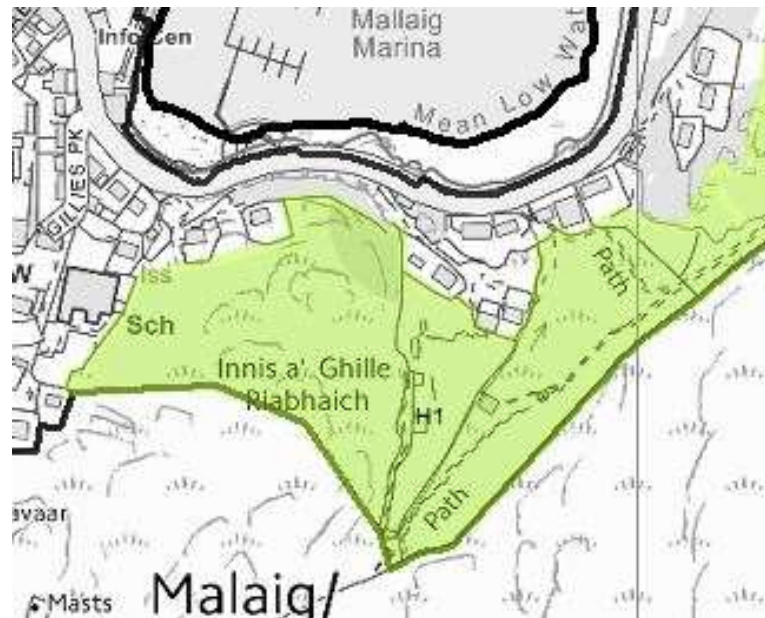
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	Areas?	nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Connections to monuments and core paths.		

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Mallaig		GIS Site Ref: 3270 Pre-MIR Site Ref: H1 MIR Site Ref: MAH5
Site Name: East Bay	OS Grid Ref: 16770; 797803	Site size (ha): 4.9
Source of site suggestion: Existing LDP allocation	Site History (local plan and planning applications): Erection of House (northern boundary of site) 08/00479/OUTLO	
Current Use: Mountainous green space	Proposed Use: Residential	MIR Status: Non-preferred for Housing.

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small unnamed non-baseline water body is located within the site.	There should be a 6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site lies within 100m of the main centre of the village.</p>	<p>Potential to increase active travel connections within</p>	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	A bus route is located to the Northern boundary of the site. A core path and right of way exists adjacent to the site to the east.	the site.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Site is fairly small scale and limited to residential use.		
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk Not identified in GIS spatial mapping, however comments should be considered.	A small unnamed watercourse flows through the centre of the site and another enters the site on the east boundary and crosses a section of the site. Site may be at risk of flooding.	Additional information or a FRA should be provided.	
3b	Could development of the site impact the risk of flooding	- Development of the site could result in a small increased risk of flooding elsewhere			

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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	Mallaig Coast SSSI is located to the north of the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and	- Development of site would result in minor loss of non designated interests	Small sections of the site include areas of native woodland.	Careful siting, scale and design of development.	

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	individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat			
Site Deliverability/ Sustainability					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated			
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Mallaig Primary School is 44% of capacity and is forecasted to slowly decline to 38% by 2028/29. Current roll at Mallaig		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			High School is 51% of capacity and is forecasted to steadily decline to 29% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines	Overhead electricity lines traverse the site to the North. Access constraints		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0= WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (330) units and WWTW (429) units spare capacity.		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe.	The site is located within the SDA and is adjacent to existing residential development. However, the nature of the topography is very steep and may be unfeasible to build on. It has an existing allocated site with limited developer interest.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 = no net economic benefits	Due to residential nature of the site it may be limited to jobs during the construction phases of development.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	-- Proposal would have a significant negative impact on quality and/or quantity of open space	Provides an attractive backdrop to the settlement. Extensive area of open space, with paths running	Incorporation of quality usable open space.	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			through it used extensively for recreational activities.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Encroach upon proposed green network established around existing built development.	Developer requirement to incorporate candidate core path into development to provide safe public access for maintenance/management purposes.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	-A small section to the South of the site (<50%) is within an area of carbon rich soils/peat/wetlands.	Class 2 importance carbon rich soils at a small section to the south of the site.	Siting of development to exclude this section.	0=Scale or type of proposal unlikely to effect on soil or croft land.

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	--Could cause a very significant loss of locally important croft land.	According the Highland wide Crofting data there is a number of crofting interests on the site. The land capability assessment of site is 6.3 and therefore of poor quality.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Increased amount of household waste.	2 x recycling points in village.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable site for waste management activities.			

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	allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	<p>Site is located within the Moidart, Morar and Glen Shiel SLA.</p> <p>This SLA covers a massive range of landscapes from north to south, including a mountain interior of spectacular grandeur. The combination of high mountains, glens and lochs extending over a vast area,</p>	Developer requirement for careful siting, scale, design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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			coupled with difficulty of access and sparse habitation, produces a strong sense of remoteness and wildness within the interior.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Area is considered special due to its qualities of wildness.		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and			

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	boundaries, existing townscape and character of surrounding area?	proposal reinforces current settlement pattern and density.			
15c	To what extent will the proposal be visually intrusive?	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Would break the skyline of the cliffs and higher land surrounding the village.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Mallaig monument located south of the site. Some historic settlement remains survive within the boundary. These should be preserved		

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			in situ otherwise subject to full archaeological recording.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

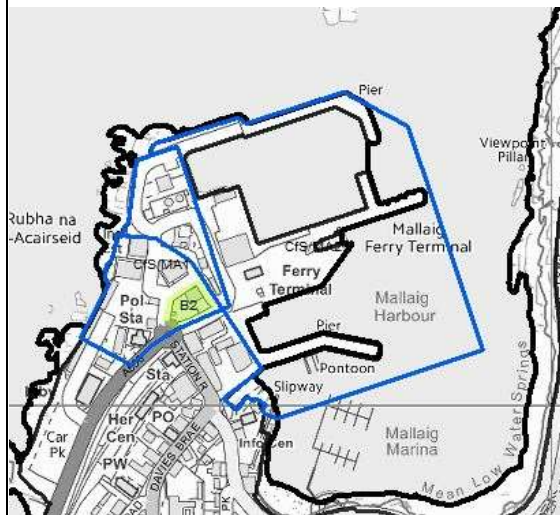
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	Sites? (including proposed)	scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Mallaig		GIS Site Ref: 3269, 34, 35 Pre-MIR Site Ref: B2, MA1 & MA2 MIR Site Ref: MAM1
Site Name: Harbour	OS Grid Ref: 167580; 797 116	Site size (ha): 11.8
Source of site suggestion: Existing LDP allocation and submitted through Call for Sites and Ideas. B2 within wider MA1 Site. Scott Dingwall- HIE.	Site History (local plan and planning applications): MA1- Erection of storage shed- 13/03290/FUL. MA2- Erection of storage building- 10/05091/FUL.	
Current Use: Harbour area/vacant/ industrial	Proposed Use: Industrial, Access gateway to marine activity.	MIR Status: Preferred for Mixed Use (Business, Community and Tourism)

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The Sound of Sleat water body is located within/adjacent to the site. This water body has been identified as baseline with good status. Development will cause no issues to the water environment.		0 = Development is unlikely to have any effects on the status of any water bodies.
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing,</p>	<p>The site lies within the main centre of the village. A number of bus stops are located</p>	<p>Potential to increase active travel connections within the site.</p>	

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	transport? What will the proposals impact on carbon emissions?	employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	throughout the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but it is unknown if location is not close to any current or planned future source of heat supply		Seek opportunities to connect to heat supply sources	
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	SEPA flood mapping indicates that a large majority (particularly at the boundary of the site) is at risk of coastal flooding. SEPA state- We note that this is an existing site within an industrial estate, we have a record of structural damage due to coastal flooding within the site boundary and the site is	FRA required. SUDs design measures.	- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			at risk from coastal flooding as defined by the SEPA Flood Map. We would not support an increase in vulnerability at this site.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	proposal.			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	-Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.	Mallaig Coast SSSI is partially located within the site (particularly within MA1).		
5c	To what extent will the proposal impact non designated interests, including woodlands in the	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal.			

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	Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or	0 = Unlikely to be any impact on habitat connectivity due to			

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	wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	nature, scale or location of proposal.			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- - Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site.			
7a	Road network capable of accommodating traffic generated?	+ + Proposal would improve capacity on existing road network.			
7b	Are there any access constraints or opportunities?	+ Opportunity to improve local access issues			
8	Education		Current roll at Mallaig		

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SEA SITE ASSESSMENTS FOR LOCHABER**

	Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Primary School is 44% of capacity and is forecasted to slowly decline to 38% by 2028/29. Current roll at Mallaig High School is 51% of capacity and is forecasted to steadily decline to 29% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints	HSE Hazard existing at eastern edge of the site boundary.	Careful siting.	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (330) units and WWTW (429) units spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is located within the central area of the village and within the SDA. Industrial/business development would encourage much needed growth of jobs in the area. However, the site has certain constraints which should be investigated further before the site is taken forward including flooding issues, contamination, lacking infrastructure (breakwater required). The ownership is likely to be the Mallaig Harbour Trust Authority, which are in great support. It is unaware at this stage is		

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			deficit funding will be a constraint.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Industrial/Business jobs and connection to other harbours. To compete with the likes of Wick/Thurso/Aberdeen.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Site is currently unused/vacant.	Integration of quality usable open space.	+ + Proposal would have significant positive impact on quantity and/or quality of green space
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.			- - The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and/or there is no scope for improved connectivity of open space - Proposal would fragment key access networks or open space

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					<p>and/or the proposal does not connect or relate well to existing access networks or green networks</p> <p>0 = Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, or key access network and/or improved access to open space</p> <p>+ + Proposal would significantly contribute to greater connectivity of open space</p> <p>?? = Unknown</p>
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	Expansion of paths/active travel connections.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield			

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		land.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site.	<p>MA1- Request Site Investigation. Area of interest includes a Filling Station (our ref LO-GAR-1036 centred at NGR 167521: 797100), a former Underground Fuel Tank (our ref LO-GAR-1058 centred at NGR 167523: 797126) and dockland (our ref LO-DCK-1001 centred at NGR 167683: 797194). Redevelopment of these areas are likely to require site investigation. Redevelopment outwith these areas may not require investigation.</p> <p>MA2- Request Further Information. Area of interest lies on dockyard (our ref LO-DCK-1001 centred at NGR 167683: 797194) with some</p>		

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			commercial/industrial facilities. Further information may be required if the use was to change; development comprising the same use or extensions to existing facilities would not require further information.		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land.			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level.	Detailed proposals unknown at this stage		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland .			--Will cause significant disturbance of carbon rich soils/wetlands -Minor disturbance of carbon rich soils/wetlands

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					<p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+Small area of carbon rich soil/wetlands safeguarded from disturbance</p> <p>++Large area of carbon rich soil/wetlands safeguarded from disturbance</p> <p>X = Site not thought to be on carbon rich soils</p>
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	MA1 land capability assessment is 6.3 so agricultural soils are of poor quality.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.		Waste management and recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling			

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	vicinity of a waste management site and could it therefore compromise the waste handling operation?	operation			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	- Relatively remote from waste producers		Investigate potential for community renewable energy project.	
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will	- Proposal is within or would affect a national or local	Site is located within the Moidart, Morar and Glen Shiel SLA.	Careful siting, scale and design.	

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	any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	designated landscape and would lead to a minor loss or impact on the key features or qualities	This SLA covers a massive range of landscapes from north to south, including a mountain interior of spectacular grandeur. The combination of high mountains, glens and lochs extending over a vast area, coupled with difficulty of access and sparse habitation, produces a strong sense of remoteness and wildness within the interior.		
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Area is considered special due to its qualities of wildness.		

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	coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.	Existing harbour area – within the central area of the village and within the SDA. General support for harbour based business uses and harbour development.		
15c	To what extent will the proposal be visually intrusive?	+ Proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development		Proposal must fit in well to the existing form/design of the existing built form of the village.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			

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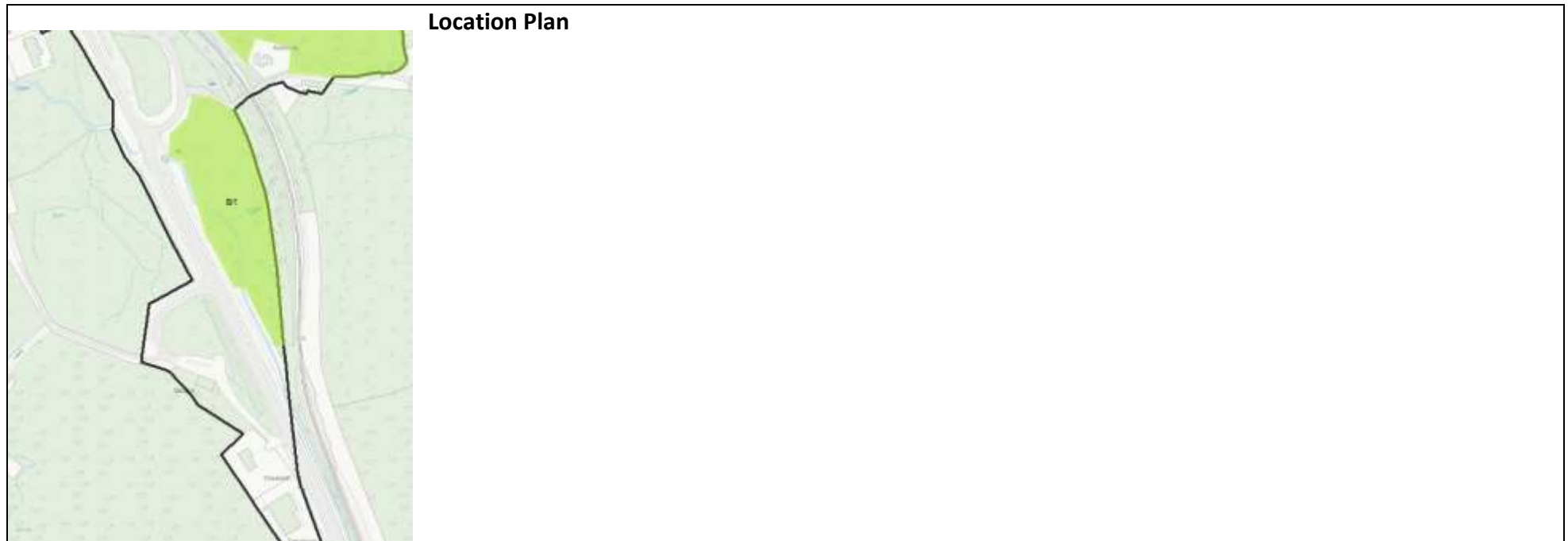
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Mallaig Pier and slipways located within the site boundary.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0= Development of site would have no impact on a listed building and/or its wider setting	Site boundary lies just outwith a C listed building. Development must respect this building and its setting.		
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			

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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ + Proposal will result in significant access improvements to the historic environment features within or close to the site		Production of quality open public space where the pier can be enjoyed/made a feature of heritage within the village.	

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Settlement: Mallaig		GIS Site Ref: 3273, 3271 Pre-MIR Site Ref: B1 MIR Site Ref: MAB1; MAB2; MAB3
Site Name: South of Glasnacardoch, Opposite Garage, North East of Garage	OS Grid Ref: 167591; 795509	Site size (ha): 0.8
Source of site suggestion: Existing Local Plan Allocations	Site History (local plan and planning applications): Erection of 18 houses 12/04506/PIP.	
Current Use: Mountainous open space	Proposed Use: Residential & Business	MIR Status: MAB1 and MAB2 Preferred for Business and Tourism. MAB3 Non-preferred.



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small unnamed watercourse runs through the area and is non-baseline.	6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>-Proposal is far from existing centres/services/transport connections and will likely</p>	<p>The site is located 600m from the village centre. It lies</p>	<p>Potential to increase active travel connections within</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	cause a minor increase in the use of private car (Co2 emissions)	within the SDA. However, there is a considerable distance to the central area in comparison to other allocations promoting a consolidated built form. A bus route exists on the western boundary of the site. A core path lies intersects the southern boundary of the site.	the site.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Site is limited to residential use.		
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk.	A small unnamed watercourse flows through the centre of the site from east to west. FRA previously undertaken for proposed development in the	Potential for 6m buffer to watercourse.	

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			south of the site. This should be considered and any further development or changes to the proposed development at this site should be assessed for flood risk if not inline with the existing FRA.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	Mallaig Coast SSSI is located to the south western boundary of the site.		

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	LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Native woodland is present at a small western section of the H3 site. The southern half of the B1 site is covered in native woodland.	Sensitive siting and high quality design.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or	0 = Unlikely to be any impact on national or local			

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	wider geodiversity interests that could be affected by the proposal?	geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Due to current nature of the site and impact of loss of open space due to built development.		
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. West facing slope. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating	- Proposal will put existing road network under strain	Required access from trunk road.		

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	traffic generated?				
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Steep gradient through existing pathways to residential properties will put existing access under strain.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Mallaig Primary School is 44% of capacity and is forecasted to slowly decline to 38% by 2028/29. Current roll at Mallaig High School is 51% of capacity and is forecasted to steadily decline to 29% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints.	Overhead electricity lines traverse the site from the middle section southwards right the way through the site.		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.	Run through the central area of the site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0= WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (330) units and WWTW (429) units spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe +Already allocated site, part H3 PCO application	Crofting interests, important soil i.e. potential for peat extraction, steep gradient. No contamination issues, ownership and funding issues not yet made aware.		
9e	Is the proposal likely to result in a net economic benefit, in	+ some net economic benefits, including creation of permanent and/or temporary	Residential/Business uses.		

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	particular creation of employment opportunities?	skilled or unskilled jobs			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space		Incorporation of quality usable open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Encroach upon proposed green network established around existing built development.	Developer requirement to incorporate candidate core path into development to provide safe public access for maintenance/management purposes.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.	Core path exists to the west of the site. Close connection to existing bus routes.		

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	rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on	--Most of the site (>50%) is	Excluding the	Peat assessment may be	

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	carbon rich soils including peat/wetlands?	within an area of carbon rich soils/peat/wetlands	northern section, the site is located within carbon rich soil, of class 2 importance. Peat & GWDTE is likely to be a limiting factor to development.	required.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	LCA is 6.3, poor quality. However, there are some crofting interests highlighted.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Increased amount of household waste.	2 x recycling points in village.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			

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	waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site is located within the Moidart, Morar and Glen Shiel SLA. This SLA covers a massive range of landscapes from north to south, including a mountain	Developer requirement for careful siting, scale, design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	Areas?		interior of spectacular grandeur. The combination of high mountains, glens and lochs extending over a vast area, coupled with difficulty of access and sparse habitation, produces a strong sense of remoteness and wildness within the interior.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Site is located within an area meriting special qualities of wildness.		
15b	To what extent is the	+ Well connected/ appears to	Site within SDA.		

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	proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	Infill rounding off policies would apply - no need for allocation. Need to safeguard access into housing allocation.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Rocky site - previous consent for three houses.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	H3- No significant issues, although survey may be warranted in some areas.	Sensitive siting and design.	

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			<p>B1- Significant archaeological issues. To the east is the N Ballachulish prehistoric ritual site scheduled monument. The moss appears to extend into this area and there is potential for significant archaeological remains, finds, features and deposits to be present. Archaeological mitigation would be required in this case. Historic Scotland should also be formally consulted on any forthcoming application.</p>		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation	0 = Will not impact any conservation areas due to			

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	Areas?	nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Connections to monuments and core paths.		

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Settlement: Spean Bridge & Roy Bridge		GIS Site Ref: 3147 Pre-MIR Site Ref: H4 MIR Site Ref: SBH1
Site Name: Transport Workshops	OS Grid Ref: 221799; 781461	Site size (ha): 0.9
Source of site suggestion: Highlands and Islands Enterprise and Existing Local Plan Allocation	Site History (local plan and planning applications): Erection of 9 houses 11/02247/PIP / 15/03220/FUL.	
Current Use: Undeveloped Land/ Agricultural	Proposed Use: Business	MIR Status: Preferred for Housing

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status of any water bodies.			
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site is located fairly centrally within the village. A bus</p>		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	route lies adjacent to the northern boundary of the site along the main trunk road.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small watercourse may be culverted beneath the site.	Need to ascertain the location of the culverted watercourse and ensure no built development on top of the culvert.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would result in minor loss of non designated interests.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Trees/woodland do not encroach into the boundary of the site although surrounding/boundary trees exists. These will	Retain surrounding woodland.	

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		help filter the views of development from the trunk road.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Adjacent to woodland and water body likely to be a large number of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are	To inform any alternative development proposals that may come forward for this site, the LDP for this allocation site, if taken forward, should	0 = If mitigation is applied unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal

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			geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of open space.	Set back development from trees and designated interests and enhance area of quality open space to connect to the wider green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does	0 = Partially sheltered sited by			

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	the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Required access from A87 trunk road which may be difficult/ costly due to limited visibility and the need to remove trees and extent lower speed limit into the village.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	Small path access from existing trunk road. Removal of a few trees of existing tree belt on the boundary and native woodland within the site may be required to be removal.		
8	Education Is there capacity in relevant primary school and	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase		

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	secondary school?		significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage i.e. it is allocated in existing local plan and has planning permission and therefore likely to be delivered in the near future.	Site is currently pending planning permission for the erection of 9 houses. The site is also an existing local plan allocation.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0= no net economic benefits	Small scale residential nature of site.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough grazing land.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will	+ Improves/enhances green			

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	the proposal contribute to greater connectivity of open space?	network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal should provide opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site.	Site lies on a former depot (Our Ref: LO-TRN-1015 centred at NGR 221602: 781370). Our records indicate that a site investigation was undertaken in support of Planning	Request further information.	+ Will remediate minor contamination or small scale contamination onsite.

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			Application 11/02247/PIP. Site photographs of remediation plus waste transfer notes are required to purify the Contaminated Land Condition onsite.		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	- Site development is likely ignore opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment,	+ Proposal is generally located close to waste producers			

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	industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features and key landscape interests To what extent will	-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	The entire site is covered by the Parallel Roads of Lochaber SSSI (geological).	Sensitive design and layout.	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.		Pattern and density of proposal should conform to the existing settlement pattern. Improvement to active travel connections.	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect	0= Will not impact any historic			

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	any Inventory Historic Battlefield?	battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Spean Bridge		GIS Site Ref: 458, 462 Pre-MIR Site Ref: H2, LT. MIR Site Ref: SBH2; SBH3; SBLT1
Site Name: H2- Redevelopment of Haulage Depot adjacent to the Aonach Mor Hotel; LT- Balrour.	OS Grid Ref: 222035; 781881.	Site size (ha): 0.5, 4.
Source of site suggestion: Existing Local Plan Allocations	Site History (local plan and planning applications): H2- Formation of 6 x serviced house sites 15/02915/FUL Permission. LT- no applications.	
Current Use: Undeveloped Land, adjacent to housing developments.	Proposed Use: Residential	MIR Status: SBH2, SBH3 Preferred for Housing (Short Term); SBLT1 Non-preferred for Housing (Long Term)

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	LT- There is a small water body existing within the site it is however non-baseline.	LT- 6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>-Development could have a localised minor negative impact on public or private water supplies.</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site is located centrally within the village. A bus route</p>	<p>Active travel connections</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	and core path lies adjacent to the southern boundary of the site along the main trunk road. LT site is slightly more removed from this network.	encouraged.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	H2- Small watercourse is culverted underneath the site. Need to ascertain the location of the culverted watercourse and ensure no built development on top of the culvert. There are known flooding issues with in the area where existing culverts have shown	Provided adequate buffer strip is provided to the watercourse within the site, FRA is not likely to be required. Drainage Impact Assessment (DIA) and SUDs required.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk.

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			not to be able to cope with volumes of water there a FRA maybe required.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would result in minor loss of non designated interests.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire H2 site and western half of the LT site; this area is also covered by the Parallel Roads of Lochaber SSSI. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark.	No adverse impacts upon geological qualities of the area. Sensitive siting and design.	
5c	To what extent will the proposal impact	- Development of site would result in minor loss of non	Northern patches of the H2 site and	Set back distance from trees.	

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	non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	designated interests.	Western edges of the LT site are encroached by areas of Ancient Woodland.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Adjacent to woodland and water body likely to be a large number of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review	To inform any alternative development proposals that may	

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	be affected by the proposal?	qualities for which it has been designated.	(GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	come forward for this site, the LDP for this allocation site, if taken forward, should contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of open space.	Set back development from trees and designated interests and enhance area of quality open space to connect to the wider green network.	

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Southerly facing slope.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	H2- Required access from A87 trunk road which may be difficult/ costly due to limited visibility and the need to remove trees and extent lower speed limit into the village. LT- required connection from existing housing developments adjacent i.e. H3- unsure if current provision has been made for this.		

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7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	Limited access provision to connect eastern edge of H2 site to the LT site as there is a steep gradient and dense woodland/vegetation cover.		
8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints.	Overhead electricity lines run through the entire western area of the LT site.	Careful siting of development.	
9b	What level of work would be required to connect to a public	0=Public water/waste water and mains connection available on			

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	water supply and waste drainage system?	site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	H2 + The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future LT- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe.	Unaware of any ownership issues however as these sites are existing allocations likely there will be no issues in the release of land for development. Deficit funding issues are unaware at this stage. Infrastructure issues in relation to access and overhead electricity lines running through the site. H2 has live permission and has investigated no potential contamination issues,		

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			required as the site lies on a former Depot/ Garage (Our Ref: LO-TRN-1023 centred at NGR 222006: 781881). LT site has no contamination issues.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 =no net economic benefits	The nature of the allocation as residential, which is unlikely to create jobs outside the construction stage of the development.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough grazing land.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will the proposal contribute to greater connectivity of open	+ Improves/enhances green network connectivity, or key access network and/or			

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	space?	improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal should provide opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	H2+ Minor redevelopment of brownfield land LT 0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal	LT- - Large-scale use of			

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	result in the loss of greenfield land?	Greenfield land.			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 5.1.		
13a	Will the proposal	--Could cause a significant		Provide recycling	

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	help meet the Zero Waste Plan targets?	increase the amount of waste going to landfill.		facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning	+ Proposal is generally located close to waste producers	Recycling point within 300m of the site.		

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	Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	LT site may be too extensive a proposal.	Pattern and density of proposal should conform to the existing settlement pattern. Improvement to active travel connections.	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect	0= Will not impact any World			

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	any World Heritage Sites? (including proposed)	Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

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Settlement: Roy Bridge		GIS Site Ref: 468 Pre-MIR Site Ref: AH MIR Site Ref: SBH4
Site Name: Glen Roy	OS Grid Ref: 221799; 781461	Site size (ha): 0.9
Source of site suggestion: Highlands and Islands Enterprise and Existing Local Plan Allocation	Site History (local plan and planning applications): Erection of 9 houses 11/02247/PIP.	
Current Use: Undeveloped Land/ Agricultural	Proposed Use: Business	MIR Status: Preferred for Housing

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site is located fairly centrally within the village. A bus</p>		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	route lies adjacent to the northern boundary of the site along the main trunk road.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small watercourse may be culverted beneath the site.	Need to ascertain the location of the culverted watercourse and ensure no built development on top of the culvert.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would result in minor loss of non designated interests.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Adjacent to woodland and water body likely to be a large number of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are	To inform any alternative development proposals that may come forward for this site, the LDP for this allocation site, if taken forward, should	

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			geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of open space.	Set back development from trees and designated interests and enhance area of quality open space to connect to the wider green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does	+ Minor sheltered by topography	Southerly aspect and		

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	<p>the proposal utilise a sheltered position and provide opportunities for solar gain</p> <p>Significant slope / changes in level?</p>	<p>and vegetation south west or south east facing gradual slope</p>	<p>attractive outlook.</p>		
7a	<p>Road network capable of accommodating traffic generated?</p>	<p>- Proposal will put existing road network under strain</p>	<p>Additional access required from adjacent housing development, which may be difficult/ costly due to gradient.</p>		
7b	<p>Are there any access constraints or opportunities?</p>	<p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.</p>	<p>Access from existing housing development. However, there is potential to alleviate parking issues and local access constraints.</p>		
8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension</p>	<p>Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125% by 2028/29.</p>		

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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	+ The site is free from constraints and at an advanced planning stage i.e. it is allocated in existing local plan and has planning permission and	Existing Local Plan allocation however limited developer interest. Logical		

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	constraints: ownership; physical, contamination, deficit funding or infrastructure)	therefore likely to be delivered in the near future.	expansion area.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0= no net economic benefits	Small scale residential nature of site.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough grazing land.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal should provide opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site.	Site lies on a former depot (Our Ref: LO-TRN-1015 centred at NGR 221602: 781370). Our records indicate that a site investigation was undertaken in support of Planning Application 11/02247/PIP. Site photographs of remediation plus waste transfer notes	Request further information.	+ Will remediate minor contamination or small scale contamination onsite.

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			are required to purify the Contaminated Land Condition onsite.		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	- Site development is likely ignore opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			
12b	For greenfield sites to what extent does the proposal directly affect good quality	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3. No evidence of land being in crofting tenure.		

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	agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	-Could cause an increased amount of waste going to landfill.		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal	0= Site is not potentially suitable site for waste management activities			

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	comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the	-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	The entire site is covered by the Parallel Roads of Lochaber SSSI (geological).	Sensitive design and layout.	

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	distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.		Pattern and density of proposal should conform to the existing settlement pattern. Improvement to active travel connections.	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery	Potential for development to skyline.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site may have a minor negative impact on a listed building and/or its wider setting	The site lies within the setting of a B listed building to the South.	Careful siting and design of development as to not adversely affect the setting of the listed building.	
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site may have a minor negative impact on a historic battlefield and/or its wider setting	Historic Battlefield lies within close approx. of the site to the North.		

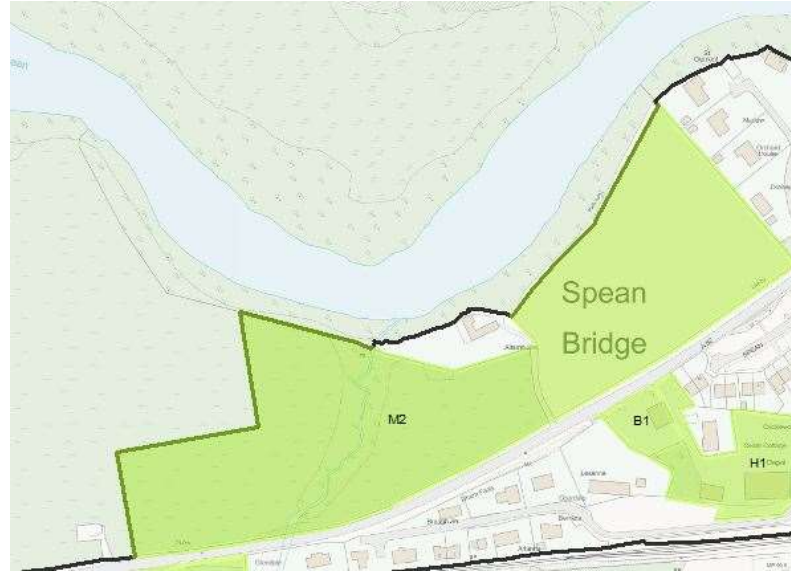
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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

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Settlement: Spean Bridge		GIS Site Ref: 40 Pre-MIR Site Ref: CfS/SB4; LP M2 MIR Site Ref: SBM1
Site Name: Opposite Little Chef	OS Grid Ref: 221799; 781461	Site size (ha): 4.4
Source of site suggestion: Highlands and Islands Enterprise and Existing Local Plan Allocation	Site History (local plan and planning applications): Erection of 28 house sites, 11 business/commercial units together with picnic area, playing field and play area 13/03795/PAN-Closed. Mixed Use development, dwelling houses and business/commercial unit's 14/02590/PREAPP.	
Current Use: Undeveloped Land/ Agricultural	Proposed Use: Business	MIR Status: Preferred for Mixed Use (Business, Community and Housing)

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	There is a small unnamed waterbody which runs through and/or is adjacent to the site boundary. This water body is unnamed and non-baseline with good status.	Potential need for 6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>-Development could have a localised minor negative impact on public or private water supplies.</p>	<p>Water main existing within the site to the southern boundary, just opposite the B site.</p>	<p>Ensure developer considerations.</p>	
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of</p>	<p>The site is located centrally within the village. A bus route</p>		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	lies adjacent to the southern boundary of the site along the main trunk road. A bus stop is located at the southern boundary of the site to the east. Help to enhance the central area of the village.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Detailed proposals unknown at this stage.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small sections within the site to the eastern side are at risk of pluvial flooding. Adjacent to the site boundary, at the river course to the north is at risk of pluvial and fluvial flooding.	Provided adequate buffer strip is provided to the watercourse within the site, FRA is not likely to be required. Drainage Impact Assessment (DIA) and SUDs required.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk.
3b	Could development				

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	of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would result in minor loss of non designated interests.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.		
5c	To what extent will the proposal impact	-- Development of site would have a significant negative effect	Adjacent to TPO to the west and significant	Integration of a green network and	- Development of site would result in minor loss of non

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	non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	trees on roadside of site as well as Trees through site listed on NWSS as high nativeness and semi-naturalness.	holdback distance from trees. However, may be potential loss of amenity boundary trees to configure access from the trunk road.	designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Adjacent to woodland and water body likely to be a large number of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review	To inform any alternative development proposals that may	

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	be affected by the proposal?	qualities for which it has been designated.	(GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	come forward for this site, the LDP for this allocation site, if taken forward, should contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of open space.	Set back development from trees and designated interests and enhance area of quality open space to connect to the wider green network.	

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Required access from A87 trunk road which may be difficult/ costly due to limited visibility and the need to remove trees and extent lower speed limit into the village.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	Small path access from existing trunk road. Removal of a few trees of existing tree belt on the boundary and native woodland within the site may be required to be removal.		

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8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints.	Overhead electricity lines run through the central area of the site.	Careful siting of development.	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare		

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	(WTW) and Sewerage Treatment Works (STW)		units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	No constraints on physical contamination or funding. Infrastructure, natural heritage designations and access are key issues to consider. The land is privately owned.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Business allocation will create jobs. Unsure of detailed proposals.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough	Provision of open space requirements. To enhance more usable and quality	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.

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	space?		grazing land.	open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal should provide opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site	0 = No record of contaminated soils on site			

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	and if so, will the proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land.			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			
12b	For greenfield sites to what extent does the proposal directly affect good quality	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3. No evidence of the site being in crofting tenure.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.		Provide recycling facilities within or adjacent to site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal	+ Proposal is generally located close to waste producers			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the	- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	The entire site is covered by the Parallel Roads of Lochaber SSSI (geological).	Sensitive design and layout.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.		Pattern and density of proposal should conform to the existing settlement pattern. Improvement to active travel connections.	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect	0= Will not impact any World			

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	any World Heritage Sites? (including proposed)	Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Roy Bridge		GIS Site Ref: 464 Pre-MIR Site Ref: B1, H1; SB7 MIR Site Ref: SBM2
Site Name: Field off Bohenie Road & Stronlossit	OS Grid Ref: 227166;781287	Site size (ha): 1.1
Source of site suggestion: Mr Tony Turvey- Use: Residential. Ms Rose Turvey- Use: Residential. (Entire Site)	Site History (local plan and planning applications): 07/00363/OUTLO Erection of 7 Houses- application withdrawn.	
Current Use: Agricultural Land	Proposed Use: Business & Housing	MIR Status: Preferred for Mixed Use (business & housing)

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2 ha.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development of this nature unlikely to have a high heat demand		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Significant area of surface water flooding in the western part of the site. Can be managed through the site drainage measures.	DIA may be required.	0 = If mitigation applied will address flood risk issues
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	Parallel roads of Lochaber SSSI exist to the South east of the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature	-Development of site would result in minor loss of non designated interests	Woodland on north side listed in NWSS as high nativeness and semi-naturalness.	Consideration for retention of trees/ woodland on site along with holdback. Integration of green network to the East of the site.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Woodland and watercourses adjacent to/within the site means many habitats may be loss or adversely affected due to development.	Integration of green network/wildlife corridors.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	The Glen Roy and the Parallel Roads of Lochaber lies relatively close to the south east of the site.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	See 5d.		
Site Deliverability/ Sustainability					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Either improve Bohenie Road (northwest boundary of site) for access or provide new direct access from A86 trunk road subject to approval from Transport Scotland.		
8	Education Is there capacity in relevant primary school and	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125%		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	secondary school?		by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines run through the centre of the site.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		
9d	Is the site likely to be delivered within the	+ The site is free from constraints and at an advanced	Existing local plan allocation and call for		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	sites request. Sustainable site location. Unsure of detailed proposals at this stage.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development may bring new jobs to the area due to the business use element of the allocation. Detailed proposals/number of jobs attained is unknown at this stage.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	The site is currently privately owned undeveloped rough grazing land. It therefore not seen as a valuable open space within the settlement.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space

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10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities		Enhancement of active travel connections should be secured through developer contributions.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land		Need to enhance the amenity of this land.	
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Not identified within GIS mapping however, SEPA raised the issues of peatland and poor ground conditions having the potential to limit development.	Potential requirement for peat management plan/DIA.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important	-Could cause a minor loss of good agricultural land or locally important croft land	Site is on high quality agricultural land. LCA- 4.2. No evidence of land		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	croft land?		being within crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the	0= Site is not potentially suitable site for waste management activities			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Flat land within the village centre, not immediately adjacent to any landscape designations.	Careful siting and design to fit into existing pattern of development.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their	0 = Will not impact any locally important scheduled monuments due to nature, scale			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	setting?	or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

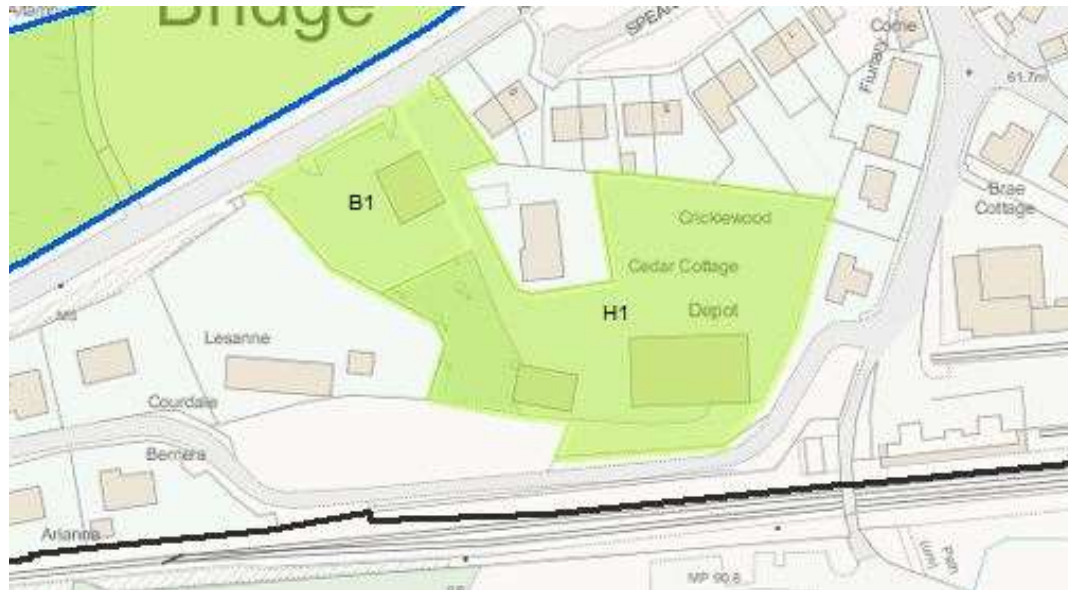
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Spean Bridge		GIS Site Ref: 460 Pre-MIR Site Ref: H1 MIR Site Ref: SBH5
Site Name: Redevelopment of Haulage Depot	OS Grid Ref: 222,040; 781,463	Site size (ha): 0.5
Source of site suggestion: Existing Local Plan allocation	Site History (local plan and planning applications): 15/03563/FUL Formation of 8 serviced house plots- Ferguson Transport Ltd	
Current Use: SSE Yard	Proposed Use: Housing	MIR Status: Non-preferred for housing

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to</p>	<p>The site lies close to village centre where schools, shops and other facilities are located. Existing</p>		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	footways provide links to village centre.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Development will be fairly low density and residential use.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Significant surface water flooding areas within the site.	This issue should be managed appropriately. Potential requirement for a DIA.	0=Site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	Site is close to the Parallel Roads of Lochaber SSSI designation to the North.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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SEA SITE ASSESSMENTS FOR LOCHABER**

	conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	Site is close to the Glen Roy and Parallel Roads of Lochaber GCR designation to the North.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0= Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

6	<p>To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain</p> <p>Significant slope / changes in level?</p>	<p>0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.</p>			
7a	<p>Road network capable of accommodating traffic generated?</p>	<p>0 = Proposal would be easily accommodated by existing road network</p>			<p>- - No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>0 = Proposal would be easily accommodated by existing road network</p> <p>+ Proposal would not generate traffic or require a connection</p> <p>+ + Proposal would improve capacity on existing road network</p> <p>??=Unknown</p>
7b	<p>Are there any access constraints or opportunities?</p>	<p>0 = Proposal in close proximity to utilise existing connections and access</p>	<p>Additional access into the site may be required from the South. Improved</p>		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

			access into the site from the A82.		
8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site lies on a former Depot (Our Ref: LO-TRN-1016 centred at NGR 222041: 781466) however site has been demonstrated suitable for use through a site. Overhead electricity lines run through the site to the North.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water	0 – WTW and STW have sufficient spare capacity to	WTW has 2,000+ spare capacity units.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	Treatment Works (WTW) and Sewerage Treatment Works (STW)	accommodate development	STW has 731 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	The site is pending planning permission for 8 houses. However, the site is currently occupied under industrial competing uses, as an SSE yard. Therefore it is unlikely that there will be capacity for future development.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Small scale residential nature of site. Jobs limited to construction stages.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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SEA SITE ASSESSMENTS FOR LOCHABER**

10a	To what extent will the proposal affect the quality and quantity of open space?	+ Proposal may have minor positive impact on the quality and/or quantity of existing open space	Site is currently utilised as an industrial yard. If the site was developed for housing and integration of open space would prevail with compliance of the Councils Open Space SG.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Core Path network, bus stop and public transport network all lie within close proximity of the site.	Extend connections through the site.	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land	+ Minor redevelopment of			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	present onsite?	brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on a former Depot (Our Ref: LO-TRN-1016 centred at NGR 222041: 781466) however site has been demonstrated suitable for use through a site.		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Detailed proposals unknown at this stage.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA is not good quality= 5.3. There is no evidence of the site being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for	0= Site is not potentially suitable site for waste management			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	activities			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated	0 = Location, scale or nature of proposal unlikely to have any			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	<p>landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density			
15c	<p>To what extent will the proposal be visually intrusive?</p>	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
Cultural Heritage					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal	C listed building lies within relatively close proximity to the site to the south east.	Careful design and siting of development to not adversely affect the setting of the listed building.	
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site may have a minor negative impact on a historic battlefield and/or its wider setting	The site lies within relatively close proximity to an historic battlefield boundary to the south east.		
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Roy Bridge		GIS Site Ref: 467 Pre-MIR Site Ref: H2 MIR Site Ref: SBH6
Site Name: Mulroy Terrace	OS Grid Ref: 221799; 781461	Site size (ha): 1.5
Source of site suggestion: Highlands and Islands Enterprise and Existing Local Plan Allocation	Site History (local plan and planning applications): Erection of 9 houses 11/02247/PIP.	
Current Use: Undeveloped Land/ Agricultural	Proposed Use: Business	MIR Status: Non-preferred for Housing

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			
1b	Will the proposal	0= Development is unlikely to			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site is located fairly centrally within the village. A bus</p>		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	route lies adjacent to the northern boundary of the site along the main trunk road.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small watercourse may be culverted beneath the site.	Need to ascertain the location of the culverted watercourse and ensure no built development on top of the culvert. 6m buffer to watercourses. FRA may be required to ensure that development is not at risk of flooding from	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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				the two small watercourses which flow along the eastern and western boundaries.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	<p>sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>				
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>- Development of site would result in minor loss of non designated interests.</p>	<p>Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application</p>		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			
5d	To what extent will the proposal impact protected species?	- Protected Species present but licence not required due to	Adjacent to woodland and water body likely to be a large number		

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	e.g. bats, otters, red squirrel and badgers	ability to mitigate	of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	To inform any alternative development proposals that may come forward for this site, the LDP for this allocation site, if taken forward, should contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or	- Proposal would have a minor	Loss of open space.	Set back development from trees and	

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	wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.		designated interests and enhance area of quality open space to connect to the wider green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Required access from A87 trunk road which may be difficult/ costly due to limited visibility and the need to remove trees and extent lower speed limit into the village.		
7b	Are there any access constraints or	- Limited opportunity/ large amount of work to connect with	Requirement for new access route into the		

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	opportunities?	existing road network and/or - Constraint to access that can be mitigated.	site. This may be feasible from existing housing development to the east. However, this would cause the loss of existing play facilities and area.		
8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension	Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and	0=Public water/waste water and mains connection available on site or within 200m of the site.			

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	waste drainage system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage i.e. it is allocated in existing local plan and has planning permission and therefore likely to be delivered in the near future.	Existing local plan allocation however, limited developer interest. May impinge upon skyline and long distance views as well as elongating the settlement. Detailed proposals/funding unknown.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0= no net economic benefits	Small scale residential nature of site.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough grazing land.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal should provide opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land	+ Minor redevelopment of			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	present onsite?	brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site.	Site lies on a former depot (Our Ref: LO-TRN-1015 centred at NGR 221602: 781370). Our records indicate that a site investigation was undertaken in support of Planning Application 11/02247/PIP. Site photographs of remediation plus waste transfer notes are required to purify the Contaminated Land Condition onsite.	Request further information.	+ Will remediate minor contamination or small scale contamination onsite.
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	- Site development is likely ignore opportunities to redevelop existing buildings			

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	or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Peat and GDWTE are likely to be limiting factors to development.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3. No evidence of land in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			

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	therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			

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	Scenic Areas and Special Landscape Areas?				
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	The entire site is covered by the Parallel Roads of Lochaber SSSI (geological).	Sensitive design and layout.	
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.		<p>Pattern and density of proposal should conform to the existing settlement pattern.</p> <p>Improvement to active travel connections.</p>	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.

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	surrounding area?				
15c	To what extent will the proposal be visually intrusive?	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Development may skyline and impact long distance views and approach into the village from the West.	Planting to buffer view. Staggered development.	- Proposal would be visually intrusive in wider general scenery
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting	Site lies within close proximity of the Mulroy historic battlefield.		
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Spean Bridge		GIS Site Ref: 455 Pre-MIR Site Ref: M1 MIR Site Ref: SBM3
Site Name: Burn Bank	OS Grid Ref: 222813; 781866	Site size (ha): 1
Source of site suggestion: Existing Local Plan Allocation	Site History (local plan and planning applications): Erection of 3 timber chalet lodges 14/02763/PREAPP- not supported.	
Current Use: Undeveloped scrubland, adjacent to A86.	Proposed Use: Mixed Use – Business and Housing.	MIR Status: Non-preferred Mixed Use

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	There is an unnamed non-baseline water body which lies adjacent/runs through the site.	6m buffer to watercourse.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>-Proposal is far from existing centres/services/transport connections and will likely cause</p>	<p>The site is located within 400m of the main village centre,</p>	<p>Developer requirements to enhance active travel</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	with Spean Bridge Primary School located opposite. However, there may be issues with access and active travel links to the site due to its location alongside the A86 trunk road and lacking footway connections.	connections into the central area of the village and encourage safer routes to school. There may be a need to extent the lower speed limit past this site, therefore extending the village.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0= Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will	X = Not applicable, site is not			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	close to the coast.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			
5b	To what extent will the proposal impact on other natural	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or	The Parallel Roads of Lochaber SSSI lies within 43m south of	Siting and design of development must not cause adverse	

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	heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	location of proposal.	the site.	impact on the special qualities of the area.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	-- Development of site would result in significant loss of non designated interests	The majority of the site is covered by ancient and native woodland.	Retain trees and integration of a green network however, this leaves limited scope and capacity for development.	- Development of site would result in minor loss of non designated interests

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within 43m to the south of the site. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- - Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat.			

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SEA SITE ASSESSMENTS FOR LOCHABER**

	connectivity?				
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Requirement of access from trunk road and upgrading of existing footway connections for safety.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			
8	Education Is there capacity in relevant primary	- Primary and/or secondary school are at or over actual or forecasted capacity but there is	Current roll at Spean Bridge Primary School is 101% capacity and is		

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SEA SITE ASSESSMENTS FOR LOCHABER**

	school and secondary school?	scope for an extension Check this	forecasted to increase significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints	Electricity lines traverse the site to the west.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints, which mean it is unlikely to be delivered in the early part of the LDP timeframe. However, it is at advanced planning stage i.e. existing allocated site with the plan.	Owner does not favour use of the site for concentrated development. Funding details unknown at this stage. There are no contamination issues. Infrastructure constraints exist in the form of overhead electricity lines traversing the site which may need to be removed or set back from development. Also, limited access opportunities from the trunk road.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Due to business use allocation, detailed proposals at this stage however unknown.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site is currently scrubland and unusable to the public.	Any development should incorporate quality usable open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Not close to village centre, therefore may not provide any multifunctional benefits to the wider community.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Alongside trunk- may not be ideal and will extend the village further eastwards.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.	Is there potential to may use of old school site opposite? Existing connections and access are already in		

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			provision.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land.	LCA= 5.1.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment,	+ Proposal is generally located close to waste producers			

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	industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features and key landscape interests To what extent will	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	Elongates the settlement.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery.	May adversely affect nearby natural heritage designations.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal.			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Roy Bridge		GIS Site Ref: 466 Pre-MIR Site Ref: B2 MIR Site Ref: SBB2
Site Name: Achaderry	OS Grid Ref: 221799; 781461	Site size (ha): 0.1
Source of site suggestion: Highlands and Islands Enterprise and Existing Local Plan Allocation	Site History (local plan and planning applications): No applications	
Current Use: Woodland	Proposed Use: Business	MIR Status: Non-preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport</p>	<p>The site is located fairly centrally within the village. A bus</p>		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	route lies adjacent to the northern boundary of the site along the main trunk road.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- A small area of the site is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small watercourse may be culverted beneath the site.	Need to ascertain the location of the culverted watercourse and ensure no built development on top of the culvert.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would result in minor loss of non designated interests.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	- - Development of site would result in significant loss of non designated interests	The entire site is covered in native woodland.		

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Adjacent to woodland and water body likely to be a large number of species and habitats affected by the development of the site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	-- Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated.	Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site exists within the entire site and surroundings. Because these are	To inform any alternative development proposals that may come forward for this site, the LDP for this allocation site, if taken forward, should	

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			geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber Geopark. We understand that this site has been subject to pre-application advice, and that a development proposal has been discussed that would avoid adverse impacts on the GCR sites.	contain a developer requirement to avoid adverse impacts on the GCR sites.	
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of open space.	Set back development from trees and designated interests and enhance area of quality open space to connect to the wider green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does	0 = Partially sheltered sited by			

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	<p>the proposal utilise a sheltered position and provide opportunities for solar gain</p> <p>Significant slope / changes in level?</p>	<p>topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.</p>			
7a	<p>Road network capable of accommodating traffic generated?</p>	<p>- Proposal will put existing road network under strain</p>	<p>Required access from A87 trunk road which may be difficult/ costly due to limited visibility and the need to remove trees and extent lower speed limit into the village.</p>		
7b	<p>Are there any access constraints or opportunities?</p>	<p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.</p>	<p>Small path access from existing trunk road. Removal of a few trees of existing tree belt on the boundary and native woodland within the site may be required to be removal.</p>		
8	<p>Education</p> <p>Is there capacity in relevant primary school and</p>	<p>- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension</p>	<p>Current roll at Spean Bridge Primary School is 101% capacity and is forecasted to increase</p>		

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	secondary school?		significantly to 125% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 2,000+ spare capacity units. STW has 731 spare units capacity.		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0= no net economic benefits	Small scale residential nature of site.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Open space is currently an unusable amenity to the public. It is privately owned undeveloped rough grazing land.	Provision of open space requirements. To enhance more usable and quality open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will	- Proposal would fragment key	Limited opportunity to		

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	the proposal contribute to greater connectivity of open space?	access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	enhance the green network. May fragment wildlife corridors, amenity and natural recreational assets of the area.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site.	Site lies on a former depot (Our Ref: LO-TRN-1015 centred at NGR 221602: 781370). Our records indicate that a site investigation was	Request further information.	+ Will remediate minor contamination or small scale contamination onsite.

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			undertaken in support of Planning Application 11/02247/PIP. Site photographs of remediation plus waste transfer notes are required to purify the Contaminated Land Condition onsite.		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	- Site development is likely ignore opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		Provide recycling facilities within or adjacent to site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management	+ Proposal is generally located close to waste producers			

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features	-- Proposal is of a scale or nature that would result in a significant	The entire site is covered by the Parallel	Sensitive design and layout.	

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>negative effect on qualities of landscape interest</p>	<p>Roads of Lochaber SSSI (geological).</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement and/or proposal fails to relate to current settlement pattern</p>	<p>Site located outwith the central area of the village and is not in conformity with the existing pattern of development.</p>	<p>Pattern and density of proposal should conform to the existing settlement pattern. Improvement to active travel connections.</p>	<p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density.</p>
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal may be visually intrusive in wider general scenery</p>			

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW32 Pre-MIR Site Ref: WHILP H1 MIR Site Ref: FWH1
Site Name: Annat Farm	OS Grid Ref: 2082 7771	Site size (ha): 14.3
Source of site suggestion: Locheil Estate	Site History (local plan and planning applications): Current housing allocation	
Current Use: Grazing and woodland	Proposed Use: Housing	MIR Status: Preferred

Location Plan



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Allt Dogha needs to be crossed with a site access road.	Ensure water course is bridged not culverted and that physical works within the watercourse are minimised or avoided. 6m development set-back from watercourse.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to employment facilities and public transport connections but relatively distant from education provision and commercial facilities	Good, new active travel connections to bus stops	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ + development likely to have a high heat demand and is close to an existing source of heat supply	Site is close to existing and proposed suppliers of excess heat and is of a size that will create a large number of residential properties demanding heat.	Ensure a layout that optimises the potential for short, physical connections between the potential suppliers and consumers of heat.	+ + development likely to have a high heat demand and is close to an existing source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial and fluvial flood risk within site boundary. Slope and local climate suggests surface water drainage problems may exist.	Ensure a minimum 6m setback from the top of bank of the Allt Dogha. Flood risk and drainage impact assessments.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal	0 = Proposal is close to coast but not thought to affect or be affected by			0=Proposal is close to coast but not thought to affect or be affected by

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	process?	coastal erosion			coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Potential minor loss of native woodland.	Avoid any loss by development set-back and if any loss ensure compensatory planting provision.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses. No bridge works within immediate watercourse margins.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses. No bridge works within immediate watercourse margins.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	As per column to left	Promote a layout to retain and augment planting to maximise shelter and southerly aspect for principal elevations.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Upgraded and extended new road access required included road bridge.	Transport assessment and consequent	- Proposal will put existing road network under strain

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

			Intensification of trunk road access that may require rationalisation of existing accesses and/or upgrade of existing access.	improvements.	
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Bad neighbour uses (former, existing and proposed) adjacent.	Assessment of risk. Development set-back and suitable buffer area treatment.	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water main connection closeby but mains sewerage will require a longer and more expensive connection.		0=Public water/waste water and mains connection available on site or within 200m of the site

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	But potential network connection issue.	Discuss connection cost and technical feasibility with Scottish Water.	0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site has marketability and servicing constraints.		- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal	0 = Proposal will have no	No existing paths or	Possibility to extend	+ Proposal provides

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	impact on the existing path network due to nature, scale or location of proposal	detriment to amenity of adjoining paths.	path network through site.	opportunity to link to the existing path network to reach a limited number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			0 = Will not affect brownfield land due to the nature, scale or location of proposal
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Potential contamination from adjoining uses.	Contamination assessment.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Existing site is greenfield.	Retain greenspace and create more public open space within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon			X = Site not thought to be on carbon rich soils

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

		rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site	Adjacent waste site closed.		0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites	0 = Nature, scale or location of proposal is			0 = Nature, scale or location of proposal is

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	unlikely to have any effects on designated landscapes			unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density	Visually self contained, existing landscape framework, undulating slopes.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, existing landscape framework, undulating slopes.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Locally important archaeological sites border and edge site.	Development areas to avoid archaeological interests.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of			0= Will not impact any historic battlefield due to nature, scale or location of

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

		proposal			proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: n/a Pre-MIR Site Ref: n/a MIR Site Ref: FWH2
Site Name: North of A830 at Banavie	OS Grid Ref: 2113 7768	Site size (ha): 1.4
Source of site suggestion: n/a	Site History (local plan and planning applications): Current planning permission	
Current Use: Grazing / vacant	Proposed Use: Housing	MIR Status: Preferred

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Watercourse within site.	Ensure water course is retained without additional culverting and that physical works within the watercourse are minimised or avoided. 6m development set-back from watercourse.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)			0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to most facilities within the settlement and has good public transport connections.	Good, new active travel connections to bus stops.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Site is close to existing and proposed suppliers of excess heat and is of a density that will create a large number of residential properties demanding heat.	Ensure a layout that optimises the potential for short, physical connections between the potential suppliers and consumers of heat.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial (small watercourse) flood risk within site boundary.	Ensure a minimum 6m setback from the top of bank of the watercourse. Suitable mitigation included within permission.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by	0 = Proposal is close to coast but not thought to			0=Proposal is close to coast but not thought to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	coastal erosion or natural coastal process?	affect or be affected by coastal erosion			affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Potential minor loss of native woodland.	Avoid any loss by development set-back and if any loss ensure compensatory planting provision.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses. Replanting.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation.	As per column to left	Planning permission for suitable layout granted.	+ Minor sheltered by topography and vegetation south west or south east facing very gradual slope.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Relocated trunk road junction required and improved site access road.	Planning permission for suitable layout granted.	- Proposal will put existing road network under strain

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Trunk road adjacent and railway line closeby.	Development set-back and suitable buffer area treatment.	0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water main connection closeby but mains sewerage will require a longer and more expensive connection.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	But potential network connection issue.	Discuss connection cost and technical feasibility with Scottish Water and intermediate landowners.	0 – WTW and STW have sufficient spare capacity to accommodate development

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe			0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	No existing paths or detriment to amenity of adjoining paths.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			0 = Will not affect brownfield land due to the nature, scale or location of proposal
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Existing site is greenfield.	Retain greenspace within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			X = Site not thought to be on carbon rich soils
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero	0 =No significant impact on	Local recycling facilities		0 = No significant impact

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	Waste Plan targets?	the rates of recycling and amount of waste going to landfill	available but not on-site.		on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest

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	the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	Visually self contained, existing landscape framework, relatively flat.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, existing landscape framework, relatively flat.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Locally important archaeological sites border and edge site.	Development areas to avoid archaeological interests.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 492 Pre-MIR Site Ref: WHILP/H2 MIR Site Ref: FWH2
Site Name: Lochside Common Grazings	OS Grid Ref: 211,450 776,223.945	Site size (ha): 23.85 ha
Source of site suggestion: Existing Local Plan Site	Site History (local plan and planning applications): 08/00196/OUTLO proposal for 301 housing units including 105 affordable units. Application withdrawn. 10/04031/FUL proposal for 32 no dwelling houses permitted.	
Current Use: Common Grazings	Proposed Use: Housing	MIR Status: Preferred for Housing

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No baseline waterbodies on site.		
1b	Will the proposal result in a direct physical impact on the water	0= Development is unlikely to have any effects on the water environment			

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	environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community	Location is close to National Cycle Network paths and Core Paths in addition to transit connections including the Banavie		

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	the proposals impact on carbon emissions?	uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	Rail Station.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Large scale residential development likely to have considerable heat demand	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Most of the site is not at risk of fluvial, coastal or surface water flooding but the generally marshy flat ground conditions mean that poor drainage is likely to be a problem. There is an area of more severe surface water flooding in the north of the site.	A detailed FRA has been done outlining the need for an area to be protected as compensatory flood storage. Development should be in line with the FRA or any subsequent detailed studies which supersede that.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development	- Development of the site could	See above.		0 = Development of the site

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	of the site impact the risk of flooding elsewhere?	result in a small increased risk of flooding elsewhere			would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact	0 = Unlikely to be any impact on national or local natural heritage			

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	on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	- Development of site would result in minor loss of non designated interests	Some mature trees on site could be affected	Careful site design and retention of woodland areas may mitigate effects	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Area by train tracks part of greater network providing connectivity for wildlife.	Retention of trees and vegetation along corridor could mitigate impacts.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	<50% of site occurs on gradual south facing slope.		

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	and provide opportunities for solar gain Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	?? = Unknown	Further analysis on traffic impact may be required.		??=Unknown
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Several possible points of access into development		
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Elementry operating close to capacity. Lochside School expected to open in 2016. Lochaber High expected to peak at 84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Adjacent to Salmon Processing plant - PPC/N/50032 - potential odour/noise nuisance issue - other non SEPA licensed fish/shellfish processing operations	Careful site layout and the retention of screening vegetation may reduce impacts.	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance

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	etc.)		adjacent. Railway also above site.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	Sections of site with planning permission and previously existing in plan.		
9e	Is the proposal likely	+ some net economic benefits,	Could result in		

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	to result in a net economic benefit, in particular creation of employment opportunities?	including creation of permanent and/or temporary skilled or unskilled jobs	temporary construction jobs.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Site currently greenfield open space.	Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	Could fragment green network if corridor near rail is not preserved.	There is potential to increase the connectively of path network in Lochside.	0 = Utilises or is in close proximity to existing connections
10c	To what extent will the proposal facilitate active	- Proposal would result in adverse impacts to the existing path network, for example by	See above		+ Proposal provides opportunity to link to the existing path network to reach a limited

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	travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	affecting the amenity of a route			number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site is greenfield land.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Site partially on peatland and rated 1 by Soil Scotland.	A more thorough analysis is needed to determine impact	-Minor disturbance of carbon rich soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	--Could cause a very significant loss of good agricultural land or locally important croft land	Site is common grazings land. However, urban development surrounds site and unlikely to currently have much use as common grazings.	Will result in loss of good quality land, but appropriate given location of development. Would also reduce development pressures on agriculture land on fringes.	-Could cause a minor loss of good agricultural land or locally important croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in increase of residential waste.	Provide recycling facilities on site	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste			

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	vicinity of a waste management site and could it therefore compromise the waste handling operation?	management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	any designated sites be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement	Surrounded by residential development similar in scale.		

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	townscape and character of surrounding area?	pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	See above.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting		Some areas may require an archaeological assessment.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

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Settlement: Fort William		Call for Sites Ref: n/a Pre-MIR Site Ref: n/a MIR Site Ref: FWH4
Site Name: Former Lochside RC Primary School	OS Grid Ref: 2117 7757	Site size (ha): 1.5
Source of site suggestion: n/a	Site History (local plan and planning applications): No specific zoning or extant permission	
Current Use: Primary school	Proposed Use: Housing	MIR Status: Preferred

Location Plan



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any significant effects on the water environment	No watercourse or other waterbody within site.		0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)			0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to most facilities within the settlement and has good public transport connections.	Good, new active travel connections to bus stops.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Site is close to existing and proposed suppliers of excess heat and is likely to be of a density that will create a large number of residential properties demanding heat.	Ensure a layout that optimises the potential for short, physical connections between the potential suppliers and consumers of heat.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial flood risk within site boundary but due to depressions not small watercourses.	Levelling of land form.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal	0 = Proposal is close to coast but not thought to affect or be affected by			0=Proposal is close to coast but not thought to affect or be affected by

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	process?	coastal erosion			coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Trees border site but unlikely to be affected.	Avoid any loss by development set-back.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No suitable habitat within site.		0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	No suitable habitat within site.		0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation.	As per column to left	Promote a layout to maximise shelter and southerly aspect for principal elevations.	+ Minor sheltered by topography and vegetation south west or south east facing very gradual slope.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Brownfield school site so traffic generation not likely to generate net additional problems.	Junction and site access may need changed / improved.	0 = Proposal would be easily accommodated by existing road network

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7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Already developed as school.		0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available on site.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination,	0 = The site is free from major constraints and therefore likely to be capable of being delivered			0 = The site is free from major constraints and therefore likely to be capable of being delivered

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	deficit funding or infrastructure)	within the LDP timeframe			within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	No existing paths within site or detriment to amenity of adjoining paths.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Existing school site – part brownfield.		+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	School site not likely to be contaminated.	Possible need for assessment.	0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale loss of greenfield land	Existing site is greenfield.	Retain greenspace within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Possible to recycle building materials from demolished school buildings.	Recycle building materials if possible.	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Part of site (playing field) indicated as carbon rich.	Retain greenspace within development.	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in	0 = No waste management sites nearby that could be			0=Not applicable

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	the vicinity of a waste management site and could it therefore compromise the waste handling operation?	compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to	+ Well connected/ appears to round off settlement,	Visually self contained, existing landscape	Good siting and design. Retain boundary	+ Well connected/ appears to round off settlement,

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	accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	framework, relatively flat.	planting. Improve connectivity.	currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, existing landscape framework, relatively flat.	Good siting and design. Retain and enhance planting. Improve connectivity.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	School identified as a locally important archaeological site.	Possible archaeological assessment.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal

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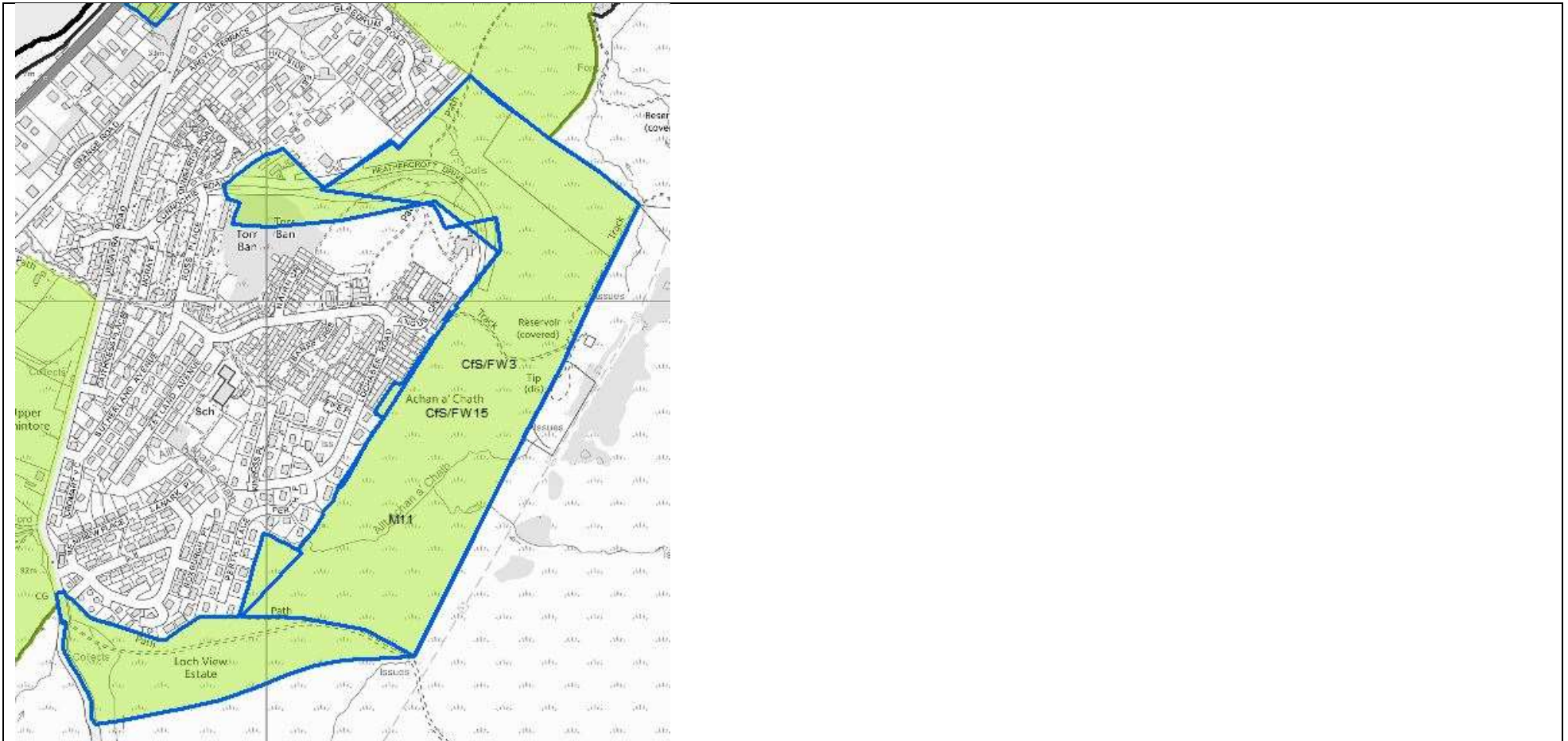
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

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Settlement: Fort William		GIS Site Ref: 42 Pre-MIR Site Ref: LP M11; CfS FW3 & FW15 MIR Site Ref: FWH5; FWLT2
Site Name: FWH5- Upper Achintore (North) FWLT2-Upper Achintore (South)	OS Grid Ref: 210, 215; 772, 657	Site size (ha):
Source of site suggestion: Existing Local Plan sites and CfS Suggestion FW15- HIE and FW3- Ms Gail Matheson- Highland Housing Alliance.	Site History (local plan and planning applications): HIE Proposed class 4/6 development comprising 10 units- 13/01705/FUL. West Highland Properties Ltd-Erection of 48 flats and associated first phase disturber road- 05/00246/FULLO.	
Current Use: Vacant land	Proposed Use: Mixed Use & Residential	MIR Status: Preferred for Housing (FWLT2 long term)

Location Plan

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Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	An unnamed waterbody lies within or adjacent to the FW3 site. The Allt Achan a'Chath waterbody lies within or adjacent to the FW15 site. Both these waterbodies are non-baseline.	6m buffer to watercourses.	
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result	0= Development is unlikely to have any effects on the water environment			

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	in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	Site lies within approx. 200m of the town centre. There is series of core paths which run through the northern section of the site. The site lies adjacent to a public transport route and bus stops.	Ensure permeability of the site and connection to active travel networks.	

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2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+Development likely to have a high heat demand and is close to planned source of heat supply	The close knit concentration of housing is likely to be suitable for connection to a heat network. Fort William has various industrial sites in which a heat source could be utilised.	Further exploration in possible heat source/connections.	
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The site is at high of surface water flooding. There are records of flooding downstream of the site from hillside runoff and from the small watercourses.	FRA may be required to ensure new development is not at risk of flooding from the small watercourses and any new crossings are appropriately sized. Drainage will have to be carefully managed on the site to ensure existing flooding problems downstream are not exacerbated.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The Ach an Todhair SSSI lies close to the south western boundary of the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- Development of site would result in minor loss of non designated interests	Trees surrounding the site.	Retain holdback from surrounding trees. Integration of a green network surrounding the site.	

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate		Further investigation into the requirement of a protected species licence.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		Integration of open space provision and a green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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6	<p>To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain</p> <p>Significant slope / changes in level?</p>	<p>0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.</p>			
7a	<p>Road network capable of accommodating traffic generated?</p>	<p>0 = Proposal would be easily accommodated by existing road network</p>	<p>Spine road access already constructed.</p>		<p>- - No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>0 = Proposal would be easily accommodated by existing road network</p> <p>+ Proposal would not generate traffic or require a connection</p> <p>+ + Proposal would improve capacity on existing road network</p> <p>??=Unknown</p>
7b	<p>Are there any access constraints or opportunities?</p>	<p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be</p>	<p>OK for designation but access, road capacity, gradients and sustainable</p>		

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		mitigated	connectivity issues to overcome.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Banavie Elementry operating close to capacity. Lochyside School expected to open in 2016. Lochaber High expected to peak at 84%.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Logical expansion site. Potential access and surface water flooding issues and peat may be a limiting factor to development.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Residential use. Jobs during construction phases.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space			
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space		Through integration of green network and open space requirements.	
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	A Soil Heap, disused, Our Ref:LO-WDS-1016 centred at NGR 210486: 772862 lies immediately offsite, potential for flytipping in this area.		
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Unaware of detailed proposals at this stage.		
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	SEPA have identified peat as a potential limiting factor to development.	Peat Management Plan may be required.	

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 6.3 which is not considered good agricultural quality. There is no evidence of crofting tenure within the site however, there is many crofting boundaries surrounding the site.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable site for waste management activities			

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Ben Nevis and Glencoe NSA is located approx. 400m to the east of the site.		
15a	Non designated landscape features	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape			

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density			
15c	<p>To what extent will the proposal be visually intrusive?</p>	- Proposal may be visually intrusive in wider general scenery		High quality siting and design taking topography and long distance views from the NSA to the east into consideration.	

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Area of non-inventory battle. Small number of archaeological features recorded. Survey, followed by trial trenching recommended.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			

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Settlement: Fort William		Call for Sites Ref: n/a Pre-MIR Site Ref: n/a MIR Site Ref: FWH6
Site Name: Former Upper Achintore Primary School	OS Grid Ref: 2099 7728	Site size (ha): 1.6
Source of site suggestion: n/a	Site History (local plan and planning applications): No specific zoning or extant permission	
Current Use: Primary school	Proposed Use: Housing	MIR Status: Preferred

Location Plan



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any significant effects on the water environment	Watercourses border the site.		0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)			0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to some facilities and within the settlement and has reasonable public transport connections.	Good, active travel connections to bus stops and facilities.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Site is not close to existing and proposed suppliers of excess heat but is likely to be of a density that will create a large number of residential properties demanding heat.		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial (small watercourse) flood risk within site boundary.	Development set back from watercourses (at least 6m from top of bank).	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal	0 = Proposal is close to coast but not thought to affect or be affected by			0=Proposal is close to coast but not thought to affect or be affected by

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	process?	coastal erosion			coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Mature broadleaf trees within site and may be affected.	Avoid / minimise any loss by development set-back / compensatory planting.	- Development of site may result in minor loss of non designated interests

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Watercourses unlikely to be affected by development but possible loss of broadleaf woodland habitat.	Ensure development set-back from woodland and watercourses.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Watercourses unlikely to be affected by development but possible loss of broadleaf woodland habitat.	Ensure development set-back from woodland and watercourses.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Northerly aspect, some vegetation cover, relatively high altitude but sheltered by surrounding development.	Promote a layout to maximise shelter and southerly aspect for principal elevations.	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Brownfield school site so traffic generation not likely to generate net additional problems.	Junction and site access may need improved.	0 = Proposal would be easily accommodated by existing road network

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7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Already developed as school.		0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available on site.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination,	0 = The site is free from major constraints and therefore likely to be capable of being delivered			0 = The site is free from major constraints and therefore likely to be capable of being delivered

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	deficit funding or infrastructure)	within the LDP timeframe			within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	No existing paths within site or detriment to amenity of adjoining paths.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Existing school site – part brownfield.		+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	School site not likely to be contaminated.	Possible need for assessment.	0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale loss of greenfield land	Existing site is greenfield.	Retain greenspace within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Possible to recycle building materials from demolished school buildings.	Recycle building materials if possible.	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Part of site (playing field) indicated as carbon rich.	Retain greenspace within development.	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in	0 = No waste management sites nearby that could be			0=Not applicable

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	the vicinity of a waste management site and could it therefore compromise the waste handling operation?	compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to	+ Well connected/ appears to round off settlement,	Visually self contained, surrounded by existing	Good siting and design. Retain planting. Retain /	+ Well connected/ appears to round off settlement,

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	accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	built development.	improve connectivity to adjoining areas.	currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, surrounded by existing built development.	Good siting and design. Retain planting. Retain / improve connectivity to adjoining areas.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	School identified as a locally important archaeological site.	Possible archaeological assessment.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal

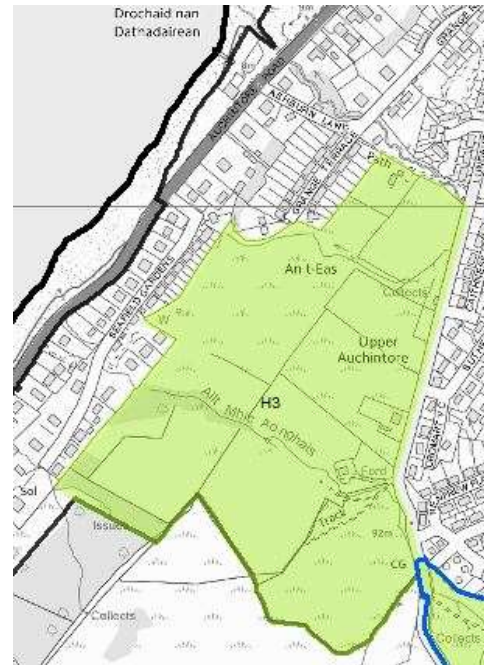
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 502 Pre-MIR Site Ref: LP H3 MIR Site Ref: FWH7
Site Name: Lundavra	OS Grid Ref: 209, 499; 772, 686	Site size (ha): 19.6
Source of site suggestion: Existing Local Plan allocation	Site History (local plan and planning applications): 13/01881/SCRE Erection of 11 class primary school with community and sports facilities, parking and bus drop off. Number of Pre-apps.	
Current Use: Vacant land	Proposed Use: Housing	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The Allt Mhic Aonghais lies within or adjacent to the site. The waterbody is however non-baseline.	6m buffer to watercourses.	
1b	Will the proposal result in a direct physical impact on	-Development could have a localised minor negative impact on the water environment	Crossings over watercourses that run through the site may be required.		

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing,</p>	<p>The site lies approx. 300m from the main central area of the village. A core path lies adjacent to the</p>	<p>Retain and enhance active travel connections.</p>	

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	transport? What will the proposals impact on carbon emissions?	employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	northern boundary of the site. Public transport links and bus stops exist adjacent to the site to the north eastern boundary.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ Development likely to have a high heat demand and is close to planned source of heat supply	Development of this site is likely to be fairly high density with a high concentration of housing, suitable for connection to a heat network. Given Fort William's industrial nature it is likely that a heat source can be established from nearby industrial sites.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Sections of the site are at risk of surface water flooding, as multiple watercourses run through the site. There has been multiple records of flooding at properties downstream of the site from the small watercourses. FRA	FRA and DIA may be required.	

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			done for part of the site where new school was proposed. Allt Mhic Aonghais.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	The site’s southern boundary is adjacent to the Ach an Todhair SSSI (Biological) designation.	Careful siting, and potential need for setback of development.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	-Development of site would result in minor loss of non designated interests	Native woodland exists on the western corner of the site.	Retain setback from trees. Integration of green network.	

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	This site has a population of lesser butterfly orchid, a Scottish biodiversity list species.	The LDP for this allocation, should it be taken forward, should include developer requirements for the protection and maintenance of this species.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			

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5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		Integration of open space and a green network.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or	+ Opportunity to improve local access issues	Access tracks throughout the site which could be		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	opportunities?		improved. Could improve access from the west to the waterfront area.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Banavie Elementry operating close to capacity. Lochyside School expected to open in 2016. Lochaber High expected to peak at 84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Steep topography, limiting access, overhead electricity lines run through the site, although this may enable feasible servicing of the site.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 = no net economic benefits			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Not quality usable open space.	The development must comply with open space requirements as set out in the Council's SG. Integration of green network to retain wildlife corridors and access to the wider countryside.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	SEPA identified peat as potential to be a limiting factor for development, however, extensive	Require further investigation.	

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			areas of carbon rich soils are not evident in GIS mapping. Croft boundaries exist on an extensive area of the site but it is not seen to be actively crofted.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of locally important croft land	See 12a. LCA- 6.2 therefore not located on good quality agricultural soils.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Given the residential use.	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site is located approx. 1 km from the Ben Nevis and Glencoe NSA.	Careful siting, scale and design to not cause any adverse effect on long distance views.	

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	Areas?				
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density	Logical expansion site, good connections, close to School, attractive outlook and within SDA.		
15c	To what extent will	- Proposal would be visually	Given the steep	Careful siting and	

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	the proposal be visually intrusive?	intrusive in wider general scenery	gradient of the land and potential to impact upon long distance views.	scaling of development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 37; 271; 503 Pre-MIR Site Ref: CfS/FW11; CfS/FW22; WHILP/M4 MIR Site Ref: FWM1
Site Name: Blar Mor	OS Grid Ref: 193,590 819,649	Site size (ha): ~22
Source of site suggestion: Highlands and Islands Enterprise & Yoshimi Barker	Site History (local plan and planning applications): 10/02634/PIP planning permission in principal for retail, food & drink, general industrial, hospital, school & all weather sports pitch. Permitted. Related approval of conditions. Masterplan submitted.	
Current Use: Greenfield	Proposed Use: Mixed Use (Business, Retail, Community Housing, Recreation)	MIR Status: Preferred for Mixed Use including business, retail, community housing and recreation.

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	<p>Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>No baseline water bodies on site</p>		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	-Proposal is far from existing	Site located in close	nature of	0= Proposal will utilise existing

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	proximity to health centre, school and some transit links. Some distance from city centre and amenities	development will result in an increase of amenities for residents.	travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Development likely to have high heat demand.	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Significant areas of surface water flood risk. General marshy flat topography indicates drainage is likely to be problematic.	FRA by Halcrow in 2010 for site.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact	- Development of the site could result in a small increased risk of	See above		0 = Development of the site would have no impact on flood

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	the risk of flooding elsewhere?	flooding elsewhere			risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	+ Proposal will enhance non-designated interests	Establishing wet woodland on NWSS as high nativeness and semi-naturalness throughout site. Relatively easily replaced through landscape plans.		

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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal could impact corridor between River Lochy and Canal.	Careful site design and the retention of trees and vegetation on edges of development could mitigate risk	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Most of site in gently sloping and south facing.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	+ Opportunity to improve local access issues	High capacity junction already completed		
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Elementry operating close to capacity. Lochside School expected to open in 2016. Lochaber High expected to peak at 84%		
9a	Is the site limited due to other physical	- Some servicing constraints and/or "Bad neighbour" nearby	Some powerlines run	Site vegetation screening and layout	0=proposal is unlikely to be affected by physical or bad

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	constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	that is incongruous to the proposed use and could cause minor disturbance	overhead on site. Adjacent to Salmon Processing plant - PPC/N/50032 - potential odour/noise nuisance issue - other non SEPA licensed fish/shellfish processing operations adjacent	should address this issue.	neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has	Masterplan for development approved and planning permission	Update masterplan to reflect changes in developer interests.	

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	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	planning permission) and therefore likely to be delivered in the near future	granted.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Mixed use development could be site of future hospital and a new Tech centre.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Development will result in some loss of greenfield open land	Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open	0 = Utilises or is in close proximity to existing connections			?? = Unknown

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SEA SITE ASSESSMENTS FOR LOCHABER**

	space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal		Opportunity to create better linkages to nearby Secondary School	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	This site lies adjacent to the former Camaghael Landfill (Our Ref LO-WDS-1004 centred at NGR 211970: 777053).	Landfill gas protection measures may be recommended for buildings, based on previous investigation information.	+ Will remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Entire site is greenfield land		

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11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Much of the site is peatland. Drainage may be an issue.	The removal of peat will be required for development. An assessment could be done to mitigate impacts.	-Minor disturbance of carbon rich soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Site adjacent to crofting tenure land. Soil Scotland designates the majority of the site to be a 2	A buffer near crofting tenure land may be needed.	
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Residential and commercial development likely to cause an increase in waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site	Proposed development will not impact waste management site.		
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
Landscape					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the	- Development poorly orientated from key services or similar uses	Development on edge of settlement. May	Ensure connectivity and try and to stage appropriate phasing	0 = Due to scale, nature or location proposal will have a very

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	appear isolated if surrounding developments do not occur	of developments.	minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Surrounding uses industrial or agricultural in nature. Site fairly level.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 45; 19; 483; 488 Pre-MIR Site Ref: CfS/FW18; CfS/FW2; WHILP/B4; WHILP/C2 MIR Site Ref: FWM2
Site Name: Carr's Corner	OS Grid Ref: 212,865 776,085	Site size (ha): 3.4
Source of site suggestion: Highland and Islands Enterprise (Business); Corrie Properties Ltd (Residential)	Site History (local plan and planning applications): 12/03916/FUL Temporary change of use to helicopter refuelling site; 07/00604/REMLO Permission granted for business units, contractors yard, workshop and hotel.	
Current Use: Greenfield	Proposed Use: Mixed Use (Business Tourism & Housing)	MIR Status: Preferred for Mixed Use

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Waterbody is non-baseline		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of	Proposal distant from settlement facilities, in particular any primary schools. Core path and	Assess whether a stop nearby to development is	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions

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	travel and public transport? What will the proposals impact on carbon emissions?	private car (Co2 emissions)	public transit runs adjacent to site, however no stops nearby.	feasible.	which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Mixed use development could potentially have high heat demand	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Site may have some issues with surface water.	Both the surface water and drainage ditch on the southern boundary can be dealt with through the site drainage arrangements. A FRA may be required to consider Flood Risk from the small watercourse on the NE boundary as the catchment area is	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

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				larger and FR may be increased by the road crossing structure.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature	- Development of site would result in minor loss of non designated interests	Periphery of site is wooded strips on NWSS as high nativeness and semi-naturalness.	A holdback from retained trees may be required.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	May impact wildlife corridor along river	The retention of the woodland surrounding the site should mitigate any potential impacts.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site flat and not south facing.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Some connectivity issues		0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Assess currently exists off of trunk road but there are some noted access continued issues.		
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Elementary operating close to capacity. Lochside School expected to open in 2016. Several other primary schools in development. Lochaber High expected to peak at 84%		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Busy trunk road along frontage, industrial park adjacent to site restricts the appropriate siting of housing development	Sensitive types of development such as housing should occur at the rear end of site.	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and	Planning permission granting for the development of some of the site.		

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	constraints: ownership; physical, contamination, deficit funding or infrastructure)	therefore likely to be delivered in the near future			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could result in some temporary construction jobs along with more permanent positions related to business and tourism uses.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Use of greenfield site may reduce open space.	If housing development occurs, publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater	0 = Utilises or is in close proximity to existing connections			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	connectivity of open space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route	Could impact Core Path	Retention of foot/cycle way should be required.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site intersects a Yard (known as Corrie Yard, Our Ref: LO-MS-1006 centred at NGR 212935: 776045). Previous use of site includes Helicopter Refuelling and builders yard.	A site investigation may be required.	+ Will remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of	-- Large-scale use of Greenfield land	Entire site greenfield		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	greenfield land?				
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site rated as 6.3, not considered good agricultural land.		
13a	Will the proposal help meet the Zero	- Could cause an increased amount of waste going to landfill	Mixed use development likely to	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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	Waste Plan targets?		produce a variety of waste		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the	- Development poorly orientated from key services or similar uses	At the edge of settlement but	The retention and enhancement of	0 = Due to scale, nature or location proposal will have a very

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	established industrial park adjacent to site. Site is in a gateway location to Fort William	screening vegetation may reduce visual impact.	minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See above.		0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting	Area within Inverlochy Battlefield, as included in the Inventory of Historic Battlefields. Historic Scotland will need to be formally consulted.	Mitigation may be required, probably metal detecting survey in first instance.	0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 508 Pre-MIR Site Ref: M9 MIR Site Ref: FWM3
Site Name: Belford Hospital / RC Primary School	OS Grid Ref: 210, 580; 774026	Site size (ha): 1.6
Source of site suggestion: Existing LP allocation	Site History (local plan and planning applications): 13/013824/FUL- NHS- Erection of biomass heating building. 10/0003/FULLO-NHS-Siting of decontamination unit.	
Current Use: Hospital and School site	Proposed Use: Mixed Use	MIR Status: Preferred for Mixed Use (Housing, Community, Retail, Business and Tourism)

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to</p>	<p>The site is located fairly centrally within the town centre. There are also public transport connections</p>	<p>Encourage active travel links.</p>	

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	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	to the north of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	There are many areas at risk of surface water flooding on the site.	Any redevelopment proposals could include measures to improve resilience to surface water flooding.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Relatively flat land.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Limited opportunity for access to the south of the site.		
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Primary School operating close to capacity. Lochside School expected to open in 2016. Lochaber High expected to peak at 84%		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	This site lies within the Belford Hospital (LO-MED-1003 centred at NGR 210599: 774012) - should there not be a	Should there be a material change of use then we may recommend further information/ possible	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	constraints: ownership; physical, contamination, deficit funding or infrastructure)		material change in use within the proposal then we would recommend an Informative.	site investigation.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal		Integration of open space as required in the Council's SG.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will	+ + Proposal provides significant	Site is located fairly	Ensure active travel	

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	the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	opportunities to link the wider path network to reach a range of services and facilities	centrally within the town and is surrounded by public transport connections.	connections through/adjacent to the site.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Detailed proposals unknown at this stage.		

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	an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA= 8.8 therefore the site is not located on an area of carbon rich soils. There is no evidence of the land being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling		Provide recycling facilities on site.	

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	vicinity of a waste management site and could it therefore compromise the waste handling operation?	operation			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will	0 = Nature, scale or location of proposal is unlikely to have any			

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	any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement			

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	townscape and character of surrounding area?	pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	The site lies within 200m of a SAM to the north west of the site.		
16b	To what extent will the proposal affect any locally important archaeological sites?	+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites and/or minor enhancement of the setting of a locally important archaeological site	HER site covers the eastern section of the site.	Developer requirement for further investigation of HER sites.	
16c	To what extent will the proposal affect	- Development of site would have a minor negative impact on	Site lies within the setting of an A listed		

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	any listed buildings and/or their setting?	a listed building and/or its wider setting	building to the east and B listed building to the west.		
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 498 Pre-MIR Site Ref: LP- M8, M7, M6. CfS-CfS/FW13, FW/14 MIR Site Ref: FWM4; FWM5; FWM6
Site Name: FWM4- High Street "Backlands" FWM5- BT Depot/Police Station FWM6- Fort William Primary School	OS Grid Ref: 209, 852; 773, 538	Site size (ha): 0.5
Source of site suggestion: Existing LP sites and HIE	Site History (local plan and planning applications): History of applications (mixed use allocations within existing Local Plan)	
Current Use:	Proposed Use: Mixed Use	MIR Status: Preferred Mixed Use

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to</p>	<p>The site is located fairly centrally within the town centre close to many public transport connections</p>		

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	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	and bus stops.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development is likely to be fairly low density.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Close to the coastal flood risk zone and records of surface water flooding.	No FRA required but coastal flood levels should be taken into account and risk of surface water flooding dealt with through site drainage arrangements. FRA may be required to support development to a more vulnerable use such as housing.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree	- Development of site would result in minor loss of non designated interests	Existing tree cover around north and north-east of site. Holdback from retained trees.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	connectivity?				
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access		Parking issues to overcome.	
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Primary School operating close to capacity. Lochyside School expected to open in 2016. Lochaber High		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			expected to peak at 84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units.		
9d	Is the site likely to be delivered within the	- Site is affected by minor constraints which mean it is			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	unlikely to be delivered in the early part of the LDP timeframe			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open	0 = Utilises or is in close proximity to existing connections			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	FWM4- Our database indicates that a Can Store (Our Ref: LO-CAN-1011) lies within this area however these are not considered potentially contaminative and are recorded for reference purposes only. FWM5- Former West End Garage onsite at		

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			NGR 209978, 773686, our Ref LO-GAR-1064. FWM6- No Issues		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality	0= Site is not on high quality agricultural soils or croft land	LCA- 8.8 and there is no evidence of the land being in crofting tenure.		

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	agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal	0= Site is not potentially suitable site for waste management activities			

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	comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Numerous HER sites located within or adjacent to the sites.	Developer requirement for further assessment of these sites.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	B listed building within the FWM6 site. There sites lie within the setting of listed buildings.	High quality siting and design so the setting of the listed buildings are not adversely affected.	
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 36; 257; 490 Pre-MIR Site Ref: CfS/FW10; CfS/FW1; WHILP/M1 MIR Site Ref: FWB1
Site Name: Corpach Locks	OS Grid Ref: 209,575 776,685	Site size (ha): ~1.46
Source of site suggestion: Highlands and Islands Enterprise; Corpach Marina Group	Site History (local plan and planning applications): 99/00293/FULLO Withdrawn application for the construction of a pier and formation of and access road and hardstanding; 14/01277/SCRE Pre-application screening for marina construction.	
Current Use: Coastal floodplain	Proposed Use: Business and Tourism (water based)	MIR Status: Preferred for Business and Tourism (water based)

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Loch Linnhe North baseline waterbody in “good” condition		
1b	Will the proposal result in a direct physical impact on	-Development could have a localised minor negative impact on the water environment	Marina infrastructure could have slight negative impact on marine environment.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site >2 ha in size.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing,</p>	<p>Proposed site next to Corpach train station, link to Great Glen Way and active bus stops. Community centre</p>		

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	transport? What will the proposals impact on carbon emissions?	employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	also nearby.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Marina development unlikely to have high heat demand		
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	All of the site at risk for coastal flooding. Site may be suitable for water compatible uses such as harbour infrastructure.	FRA may be required to inform design levels for development. Site would not be suitable for more vulnerable types of land use.	- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will	0 = Proposal is close to coast but	Further information		

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	the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	not thought to affect or be affected by coastal erosion	may be needed regarding any possible erosion issues.		
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or	0 = Unlikely to be any impact on national or local geodiversity site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	wider geodiversity interests that could be affected by the proposal?	due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Could impact wildlife corridor along coast.	Further assessment may be needed.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Marina development unlikely to utilize solar gain.		
7a	Road network capable of accommodating	0 = Proposal would be easily accommodated by existing road network			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	traffic generated?				
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access and connectivity issues. Railway creates limited opportunities for access.	Further assessment and mitigation may be needed.	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Neighbouring uses largely residential and community.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	X – the site use proposed does not require a connection			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	X – the site use proposed does not require a connection			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	Previously allocated in plan and pre-application screening completed in 2014.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create some tourism related positions as well as temporary construction jobs.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	Could improve access to Great Glen Way and green network along Caledonia Canal		+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Opportunity to link water based modes of transport at marina with existing core path network.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils	- Potentially contaminated land or small amount of	A former Coal Depot is located onsite at NGR	Redevelopment in this area may require	- Potentially contaminated land or small amount of contaminated

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	issues on the site and if so, will the proposal reduce contamination?	contaminated soil identified on site	209610, 776668,	investigation.	soil identified on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly	0= Site is not on high quality agricultural soils or croft land			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	affect good quality agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of tourism and business related waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent	0= Site is not potentially suitable site for waste management activities			

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	will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest,	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Neighbouring marine infrastructure at Caledonia Canal compatible with proposal's marine infrastructure depending on scale and design of development.	Special care to be taken with site design and layout	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	See above		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Site includes part of the Caledonian Canal Corpach Locks and Basin scheduled monument.	Formal consultation with Historic Scotland would be required.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Development could affect Former Storehouse Listed B Building	Formal consultation with Historic Scotland would be required.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect	0= Will not impact any World Heritage Sites due to nature,			

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	any World Heritage Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ + Proposal will result in significant access improvements to the historic environment features within or close to the site	Could facilitate better access to Caledonia Canal listed monument.		

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 244; 501 Pre-MIR Site Ref: CfS/FW23; WHILP/B4 MIR Site Ref: FWB2
Site Name: Smelter Tailrace	OS Grid Ref: 211,865775,416	Site size (ha): 1.2
Source of site suggestion: Rio Tinto Alcan	Site History (local plan and planning applications): none	
Current Use: Tailrace and Trail	Proposed Use: Business and Tourism (water based)	MIR Status: Preferred for Business and Tourism (water based)

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Baseline waterbody Loch Linnhe North (200089) "good" status with no issues.		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	0=Proposal is located close to	Core path and		

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	National Cycle Network run through site. Bus stops and school about 400 m away, north of site. Close to other tourism related uses such as Inverlochy Castle.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Almost the entire site is thought to be at risk of flooding from both coastal flooding and fluvial flooding from the River Lochy. As the landward side of the site is bounded by the railway line, it appears that even if landraising was found to be appropriate, the site may be an island of	A FRA or further information may be required prior to adoption to ascertain that the site will be developable.	-- Development is proposed within an area known to flood or within an indicative area of medium to high flood risk and mitigation measures cannot reduce the risks

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			development with no safe access/egress.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Site could potentially have erosion issues.	Further assessment could be required.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Area/RAMSAR)				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- Development of site would result in minor loss of non designated interests	Amenity tree cover at north end of site.	A holdback from retained trees may be required.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Development may fragment coastal/riverside corridor	Further assessment may be needed depending on scale and type of development.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site fairly flat and not southfacing.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road likely to require infrastructure improvements	Further assessment is needed on impacts.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access to site severely constrained by railway tracks and flood risk areas. Need to preserve Great Glen Way as a mainly pedestrian and cycle route.	Further assessment is needed on impacts.	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Elementry operating close to capacity. Lochside School expected to open in 2016 along with other nearby schools. Lochaber High expected to peak at		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines	33 kV overhead lines transect site from north to south. Site is also the location of Tailrace.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	- No connection to the water and/or waste water network	Site may not require a connection.	Determine scale of proposal	0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW and STW has 2000+ housing units of capacity, but may not be required for site.		
9d	Is the site likely to be delivered within the LDP timeframe? (this	- Site is affected by minor constraints which mean it is unlikely to be delivered in the	Flooding, water and sewage constraints and overhead	If the proposal is relatively small scale, some of the	- Site is affected by minor constraints which mean it is unlikely to be delivered in the

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	early part of the LDP timeframe	powerlines are all serious constraints on site.	constraints may not be applicable and the proposal may be deliverable in timeline.	early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create some tourism related positions.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Small scale development should not have any major impact on open space.	Potential to increase amenity of land along Great Glen Way	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site bisected by Great Glen Way		

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Development could encourage use of coastal pathways		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Would involve redevelopment of land used as a tailrace for hydroelectricity.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Some of site is greenfield.		
11d	Will the proposal minimise demand on	0 = Will not affect vacant buildings due to the nature, scale			

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	primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			++Large area of carbon rich soil/wetlands safeguarded from disturbance X = Site not thought to be on carbon rich soils
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of tourism and business related waste.	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not	0 = No waste management sites			

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	currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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SEA SITE ASSESSMENTS FOR LOCHABER**

14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the capacity of the landscape to	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Small scale water based development would not be out of character for area.		

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	accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?				
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Proposal could be visually intrusive in area that is sensitive visually and coastal.	Ensure development does not impact coastal setting significantly and retain trees on north end of site.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Adjacent to Inverlochry Castle scheduled monument	Setting issues will need to be considered.	- Development of site would have a minor negative impact on a scheduled monuments and/or its wider setting
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings	0 = Will not impact any listed buildings due to nature, scale or			

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	and/or their setting?	location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting	Area within Inverlochry I Battlefield, as included in the Inventory of Historic Battlefields.	Historic Scotland will need to be formally consulted. Depending on nature of development and extent of groundworks to facilitate the tailrace, mitigation may be required, probably metal detecting survey in first instance.	0= Will not impact any historic battlefield due to nature, scale or location of proposal

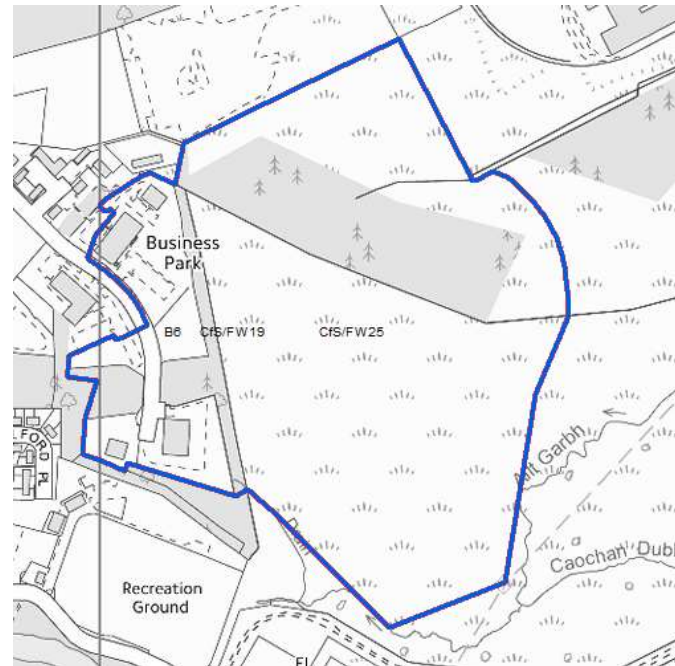
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 242; 46; 511 Pre-MIR Site Ref: CfS/FW25; CfS/FW19; WHILP/B6 MIR Site Ref: FWB3
Site Name: Glen Nevis Business Park	OS Grid Ref: 212,236 774,530	Site size (ha): ~15.7
Source of site suggestion: Rio Tinto Alcan; Highlands and Islands Enterprise.	Site History (local plan and planning applications): Former west side of WHILP/B6 built out, no planning permission for current allocated site.	
Current Use: Greenfield	Proposed Use: Business	MIR Status: Preferred for Business

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No waterbodies on site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of	Site is on edge of existing settlement, however core path to south and transit stops	Promote active transit links, possibly with the extension of	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions

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SEA SITE ASSESSMENTS FOR LOCHABER**

	travel and public transport? What will the proposals impact on carbon emissions?	private car (Co2 emissions)	to west of site	a core path into site.	which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Development could potentially have high heat demand.	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Ground may be peaty/marshy and so drainage may be an issue. .	A FRA may be required if development is proposed very close to the watercourse at the southern end of the site	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	Boggy conditions on site may impact	A FRA may be required and mitigation may be necessary	0 = Development of the site would have no impact on flood risk elsewhere

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	North and west sides of site have wooded areas and some is on NWSS as high nativeness and semi-naturalness.	A holdback from retained trees may be required	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	About 50% of site gently sloping and south facing.		
7a	Road network	- Proposal will put existing road	May cause strain on	Further analysis is	

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	capable of accommodating traffic generated?	network under strain	A82 into Fort William	needed.	
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines And/or significant "bad neighbour" constraints within or in very close proximity to the site	Adjacent to landfill site (closed) boundary - WML/N/50084, PPC Permit -PPC/N/50007 ; CAR authorisation CAR/L/1012344 - all associated with RTA Aluminium Smelter ; adjacent Highland Council Recycling site - WML/N/220204	The retention of woodland may be necessary in order to mitigate impacts by bad neighbour uses.	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage	0=Public water/waste water and mains connection available on site or within 200m of the site			

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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	Already allocated in plan and first phase complete.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Would create a significant number of business related positions.		
Human Health and recreation					

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SEA SITE ASSESSMENTS FOR LOCHABER**

		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Site currently open field.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Opportunity to increase connectivity of core path network.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Information would be required regarding the north eastern corner of the site; potential for it to have been used for smelter works.	Remediation of any potential contamination if found.	+ Will remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site greenfield land		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Ground conditions on site are poor	An analysis and careful site layout may reduce impacts	-Minor disturbance of carbon rich soils/wetlands

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Agricultural rating of 6.3		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of business related waste	Provide recycling facilities on site	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling operation	In close proximity to recycling centre.	Not expected to significantly impact operation.	0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment,	0= Site is not potentially suitable site for waste management activities	Site allocated for business, not industrial		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Site adjacent to Ben Nevis and Glen Coe National Scenic Area	Additional planting and a high architectural quality of design may be necessary	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities
15a	Non designated landscape features and key landscape interests To what extent will	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	Development at the eastern edge of current settlement		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Potential for development to impact views from Ben Nevis	See 14. Phasing development from west to east may also mitigate impacts	- Proposal would be visually intrusive in wider general scenery
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	- Development of site would have a minor negative impact on a historic battlefield and/or its	Area within Inverlochry I and Inverlochry II Battlefields, as	Historic Scotland will need to be formally consulted. Mitigation	- Development of site would have a minor negative impact on a historic battlefield and/or its

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	Historic Battlefield?	wider setting	included in the Inventory of Historic Battlefields.	may be required, probably metal detecting survey in first instance.	wider setting
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW12 (part) Pre-MIR Site Ref: MU5 (part) MIR Site Ref: FWB4
Site Name: Fort William Waterfront	OS Grid Ref: 2100 7740	Site size (ha): 35.0 ha
Source of site suggestion: Members	Site History (local plan and planning applications): part allocated (MU5)	
Current Use: Foreshore and sea loch	Proposed Use: Business / Tourism	MIR Status: Preferred

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Marine uses such as breakwater, pontoons, moorings. Unlikely to impact on quality of any monitored water body.	Adequate shore based facilities for disposal of waste from marine craft.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Physical works within water environment.	Use of inert materials for breakwater and any other structures.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Loch Linnhe not used for water supply abstraction.		0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to town centre and its facilities including good public transport connections.	Improve active travel connections to public transport and facilities.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Marine reception facilities unlikely to have a high heat demand.		0 Development unlikely to have high heat demand
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	All of site within coastal flood risk area.	Water based uses only within flood risk area.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere.	Breakwater could influence storm surge.	Developer requirement to model (and if necessary mitigate) effects of breakwater.	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Breakwater could influence storm surge / coastal erosion.	Developer requirement to model (and if necessary mitigate) effects of breakwater.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands</p>	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees on site – foreshore and loch.		0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	<p>To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers</p>	- Protected Species present but licence not required due to ability to mitigate	Otters and other protected species may be affected.	Developer survey, assessment and mitigation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Breakwater would sever connectivity along the coastal edge and within the marine habitat.	Developer survey, assessment and mitigation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Flat, sea-level, site but exposed to prevailing wind. Any buildings will be limited to servicing off shore activity.	Design and siting of any buildings to maximise shelter (e.g. behind breakwater wall) and southerly aspect of principal elevations.	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	New / enhanced access from trunk road required.	New / enhanced access from trunk road required.	- Proposal will put existing road network under strain
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary	X = Proposal would not directly result in school pupils			X = Proposal would not directly result in school pupils

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	school and secondary school?				
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available closeby.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Deficit funding constraint	Need to attract public funding	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Enhanced marine reception facilities will increase the recreational sailing and cruise ship trade to the town and wider area.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Breakwater could provide an extended promenade.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Breakwater could provide an extended promenade.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	There are no existing core paths within the site boundary.	Breakwater could provide an extended promenade.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Existing loch and foreshore.		0 = Will not affect brownfield land due to the nature, scale or location of proposal
11b	Are there any contaminated soils issues on the site and if so, will the proposal	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site

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	reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land	Existing loch and foreshore.		0 = Site is not greenfield land
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Existing loch and foreshore.		0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Existing loch and foreshore.		0=Site is not located within an area of known carbon rich soils/peat/wetland
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Existing loch and foreshore.		0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.	Adequate shore based facilities for disposal of waste from marine craft.	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Existing loch and foreshore.		0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport	Marine extension to town centre and its waterfront. Potential to improve connections across A82.	Good siting and design. Retain / improve connectivity to town centre.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport

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		including foot/ cycle and proposal reinforces current settlement pattern and density.			including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Marine extension to town centre and its waterfront.	Limit to marine reception facilities of good siting and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Scheduled monument close to site (Old Fort).	Siting and design that will not impact the setting of the Old Fort.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Marine archaeological interests within site.	Avoid or excavate and record.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal

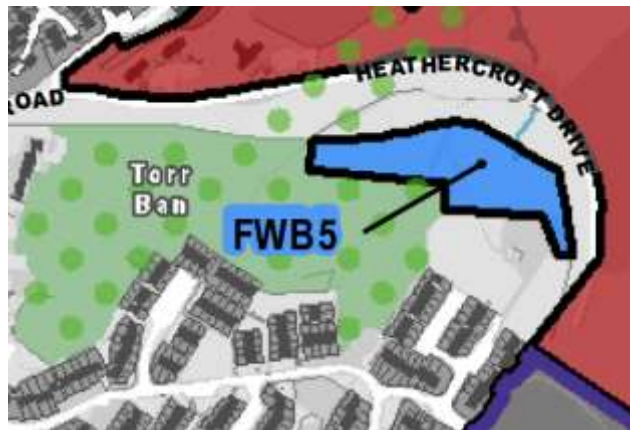
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal	Potential to improve pedestrian access to Old Fort and open up new views of it but balance with setting impact.		0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW15 Pre-MIR Site Ref: MU11 MIR Site Ref: FWB5
Site Name: Heathercroft Drive	OS Grid Ref: 2102 7731	Site size (ha): 0.9
Source of site suggestion: HIE	Site History (local plan and planning applications): Part of MU11 mixed use allocation, extant permission for business units	
Current Use: Vacant but part serviced ground	Proposed Use: Business	MIR Status: Preferred

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any significant effects on the water environment	Watercourse present on edge of site.	Permission granted with suitable conditions.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)			0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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SEA SITE ASSESSMENTS FOR LOCHABER**

2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to some facilities and within the outer settlement boundary and has reasonable public transport connections.	Good, active travel connections to bus stops and facilities.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Site is not close to existing and proposed suppliers of excess heat but is likely to be of a density that will create a large number of residential properties demanding heat.		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding	Small watercourse that affects site is adequately culverted and at top of small catchment.	Permission granted with suitable conditions.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal	0 = Proposal is close to coast but not thought to affect or be affected by			0=Proposal is close to coast but not thought to affect or be affected by

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SEA SITE ASSESSMENTS FOR LOCHABER**

	process?	coastal erosion			coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees on site.		0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Habitat on-site unlikely to support protected species.		0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Habitat on-site unlikely to support protected species. Adjoining habitats of similar poor quality.		0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Northerly and westerly aspect, no vegetation cover, relatively high altitude but part sheltered by surrounding development.	Promote a layout to maximise shelter and southerly aspect for principal elevations.	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Access road to site boundary completed.	Complete site access as per extant permission.	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or	As per 7a	As per 7a	As per 7a	As per 7a

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	opportunities?				
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			X = Proposal would not directly result in school pupils
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available on site.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Extant planning permission.		0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or	Extant planning permission for 10 business / storage units.		+ some net economic benefits, including creation of permanent

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		temporary skilled or unskilled jobs			and/or temporary skilled or unskilled jobs
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	-- Proposal would result in significant adverse impacts to the existing path network, for example by resulting in the loss of a route or severing a route	Need to divert existing paths around and through development.	Planning permission layout and conditions.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Previously disturbed land with no public open space function.		0 = Will not affect brownfield land due to the nature, scale or location of proposal

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land	Previously disturbed land with no public open space function.		0 = Site is not greenfield land
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			0=Site is not located within an area of known carbon rich soils/peat/wetland
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the	0 = No waste management sites nearby that could be compromised or use proposed will not affect			0=Not applicable

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	waste handling operation?	waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to	Will be set against other built development.	Good siting and design. Existing planning permission. Retain / improve connectivity to	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to

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	townscape and character of surrounding area?	improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.		adjoining areas.	improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Will be set against other built development.	Good siting and design. Existing planning permission.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	School identified as a locally important archaeological site.	Possible archaeological assessment.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to			0 = Will not impact any listed buildings due to

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		nature, scale or location of proposal			nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

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Settlement: Fort William		GIS Site Ref: Pre-MIR Site Ref: CfS/FW16; CfS/FW17; CfS/FW27; CfS/FW28; CfS/FW30; CfS/FW31; WHILP/B1; WHILP/B2 MIR Site Ref: FWI1; FWB6
Site Name: Annat, Former Paper Mill & Adjoining Land; Annat (West)	OS Grid Ref: 208,320 776,608	Site size (ha): FWI1 ~54.9 ha; FWB6 ~44 ha
Source of site suggestion: Highlands and Islands Enterprise (CfS/FW16+17); Donald Cameron of Lochiel (CfS/FW27,28,30,31)	Site History (local plan and planning applications): Numerous Planning Applications related to industrial use and expansion including but not limited to: pulp and paper mill use (09/00248/FULLO, 12/00398/FUL, 11/00714/FUL); industrial estate to the west and sawmill to the north; 13/03741/FUL integrated freight facility permitted; 11/03708/FUL erection of slipway & berthing structures to east	
Current Use: Industrial	Proposed Use: Business; Business; Community; Business; Business; Rail Station	MIR Status: FWI1 Area Preferred for Industrial; FWB6 Area Non-Preferred for Business

Location Plan

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Photographs (if available)

Water

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	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Loch Linnhe North (200089) and Allt Dogna waterbodies with “good” status. Allt Dogna non-baseline.		
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse	0= Development is unlikely to have any effects on the water environment			

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	crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	Site located on western edge of settlement, however this is appropriate for industrial use. Core paths and limited public transport run through site.		
2b	For developments likely to have a high heat demand is there potential for	+ + development likely to have a high heat demand and is close to an existing source of heat supply	Large heat only boiler and biomass plant under construction nearby. Planning		

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	the development of a heat network?		permission has been previously granted for the redevelopment of power house complex to utilise biomass on site.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The coastal fringes of the site are at risk of coastal flooding, parts of the site are at risk of surface water flooding and part of the site is at risk of fluvial flooding from the Allt Dogha	A FRA may be required depending on location and layout of development.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	No coastal erosion is expected but further assessment may be necessary.		
Biodiversity, Flora and Fauna					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	<p>-- Development of site would result in significant loss of non designated interests for FWB6 area</p> <p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal for FWI1 and mixed area</p>	West side of site heavily wooded and some of it on NWSS as high nativeness and semi-naturalness.	Holdback from retained trees may be required. CWR policy would apply.	<p>-- Development of site would result in significant loss of non designated interests for FWB6 area</p> <p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal for FWI1 and mixed area.</p>
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Development could impact protected species due to loss of habitat if FWB6 woodland is impacted	A wildlife survey may be required	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or	0 = Unlikely to be any impact on national or local geodiversity site			

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	wider geodiversity interests that could be affected by the proposal?	due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Most of site gradually sloping and south facing.		
7a	Road network capable of accommodating	- Proposal will put existing road network under strain	May cause some strain if there is an intensification of use	Existing stacking lanes may need to be extended if there is	- Proposal will put existing road network under strain

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	traffic generated?		on site.	intensification of use.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Suitable access arrangements need to occur off of A830 trunk road	Further assessment and consultation may be necessary if there is need for additional access off of the A830	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines And/or significant "bad neighbour" constraints within or in very close proximity to the site	Some high voltage overhead lines in northeast corner of site. Heavy industrial use throughout site such as pulp and paper mill, saw mill, and factory uses.	Site physical constraints acceptable for further industrial use on FWI1, but may not be compatible with business use.	-- Significant "bad neighbour" constraints within or in very close proximity to the site, that would be incongruous to the development and would cause significant disturbance for FWB6 0=proposal is unlikely to be affected by physical or bad neighbour constraints for FWI1
9b	What level of work would be required to connect to a public water supply and waste drainage	0=Public water/waste water and mains connection available on site or within 200m of the site			

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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has 2000+ housing units of capacity and combined STW have over 2000 housing units.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe for FWB6 0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe for FWI1	FWI1 likely to be delivered within LDP timeline, but constraints such as bad neighbour uses, lack of industrial enterprise interest, and forest cover make FWB6 less likely to be delivered in a 5 year timeframe.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	An intensification of industrial and/or business use is likely to result in numerous technical and industrial positions.		
Human Health and recreation					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site already used for industrial purposes.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Some of the site is underutilized former industrial land.		

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11b	Are there any contaminated soils on the site and if so, will the proposal reduce contamination?	-- Large scale contaminated soil present onsite	<p>Part of site lies on former Paper and Pulp Mill (LO-PAP-1002 centred at NGR 208201: 776585) and a former Sawmill (LO-TMB-1001 centred at NGR 207769: 776851) and current Sawmill (Our Ref: LO-TMB-1006 centred at NGR 208268: 776946). In the eastern part of the site lies a Timber Yard and Storage Area for the Paper Mill (LO-MS-1013 centred at NGR 208610: 776643).</p> <p>Two landfills (Our Ref: LO-WDS-1017 centred at NGR 207356: 777270 and LO-WDS-1018 centred at NGR 208022: 777302) lie offsite within 250m.</p> <p>A disused quarry (Our Ref: LO-MIN-1051 centred at NGR 207529: 777299) lies within the site</p>	<p>Planning applications for extensions, or where there is no change in use, may not require investigation. However, redevelopment may require a site investigation.</p> <p>A site investigation may be required to ascertain any potential offsite gas migration near to landfill sites.</p> <p>A written site history may be required to determine any historical in-filling would be necessary near quarry site.</p>	+ Will remediate minor contamination or small scale contamination onsite
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			boundary.		
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land for FWB6 area 0 = Site is not greenfield land for FWI1 and mixed area	Most of FWB6 area that does not overlap with FWI1 area is greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Further assessment is need to determine design levels and whether vacant or disused buildings are incorporated	New development should reuse existing structures on site when possible.	+ Minor redevelopment of existing buildings
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero	--Could cause a significant increase the amount of waste	Industrial use likely to result in high amount	Provide recycling	- Will cause an increased amount

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	Waste Plan targets?	going to landfill.	of waste	facilities on site.	of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	++ Proposal is located in close proximity to waste producers	Site within Fort William settlement boundaries.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density for FWB6 area</p> <p>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape for FWI1 area</p>	<p>FWI1 area already established for industrial use, re-development would only result in an intensification in use which would be appropriate for the character of the area.</p> <p>The FWB6 area that does not overlap FWI1 is at edge of site at Fort William settlement boundaries and cut off from area by the existing railway. May make the development appear isolated in the landscape.</p>		
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal would be visually intrusive in wider general scenery for FWB6</p> <p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal for FWI1</p>	<p>FWB6 may appear out of character with nearby tourism uses and caravan site.</p> <p>FWI1 established industrial use.</p>	<p>The retention of screening trees may mitigate effects.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	Various industrial related monuments on site, however, continued industrial usage of site should not affect integrity of setting	Consultation with Historic Environment may be needed.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	A former WWII military camp is recorded in the boundary of paper mill.	Camp may need to be recorded prior to removal.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Corpach Ice House Listed C building on site.	Consultation with Historic Environment may be needed.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

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	Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 47; 489 Pre-MIR Site Ref: CfS/FW20; WHILP/B7 MIR Site Ref: FWI2
Site Name: North of Blar Mor Industrial Estate	OS Grid Ref: 211,667 776,433	Site size (ha): 9.77
Source of site suggestion: Highlands and Islands Enterprise	Site History (local plan and planning applications): 10/02634/PIP planning permission in principal for retail, food & drink, general industrial, hospital, school & all weather sports pitch. Permitted. Related approval of conditions. Masterplan submitted. Site is allocated for industry and business in particular.	
Current Use: Greenfield	Proposed Use: Industry and Business	MIR Status: Preferred for Industry and Business

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No waterbody on site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on	Proposal is located relatively close to bus depot, Banavie train station and a core		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	travel and public transport? What will the proposals impact on carbon emissions?	travel/access provision and CO2 emissions	pathway runs adjacent to site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Development likely to have high heat demand.	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Drainage is likely to be a problem for the site due to local ground conditions.	May need to be managed through the site drainage arrangements.	0 = Requirement for site drainage arrangements will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	As surface water flooding is already an existing issue for adjacent developed areas, care will have to be taken that mitigation measures do not increase risk	Site drainage arrangements could mitigate risk	0 = Development of the site would have no impact on flood risk elsewhere

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

			elsewhere.		
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest,	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Periphery of site is establishing regeneration on NWSS as high nativeness and semi-naturalness.	Relatively easily replaced through landscape plans.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species?	0 = Unlikely to be any impact on protected species due to nature,			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	e.g. bats, otters, red squirrel and badgers	scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope /	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	<80% of site is south facing gradual slope.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	changes in level?				
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	May have connectivity issues, but not detrimental to development. More information needed from Transport Planning.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access may be an issue as site is on edge of trunk road. Further analysis may be needed.		
8	Education Is there capacity in relevant primary school and	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from	Banavie Elementry operating close to capacity. Lochside School expected to		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	secondary school?	development	open in 2016. Lochaber High expected to peak at 84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Near Salmon Processing plant - PPC/N/50032 - potential odour/noise nuisance issue - other non SEPA licensed fish/shellfish processing operations nearby	Industrial uses should be compatible or site screening should be sufficient.	0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			-
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	Masterplan for development approved and planning permission granted.	Update masterplan to reflect changes in developer interests.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Mixed use development could be site of future hospital and a new Tech centre, industrial site likely to create skilled jobs.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Development will result in some loss of greenfield open land		
10b	To what extent will the proposal	0 = Utilises or is in close	Site is adjacent to core		

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	contribute to greater connectivity of open space?	proximity to existing connections	path.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Opportunity to improve amenity of Core Path.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Potential issues due to nearby industrial uses.	A Site Investigation would be required for redevelopment to east of Ardgour Road, the location of a Bus Depot and Garage.	+ Could remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Entire site greenfield		

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11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Site rated as 1 by Soil Scotland, 5.2-6.3 rated for agriculture. Most of site located on peatland.	Careful site design and analysis could mitigate impact.	-Minor disturbance of carbon rich soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Common grazings land		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase in industrial and business related	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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			waste		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Development would be consistent with surrounding industrial uses.		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	See above	Landscaping on roadside may be required.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	Banavie Junction located adjacent to site	No expected impact but further investigation may be needed.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

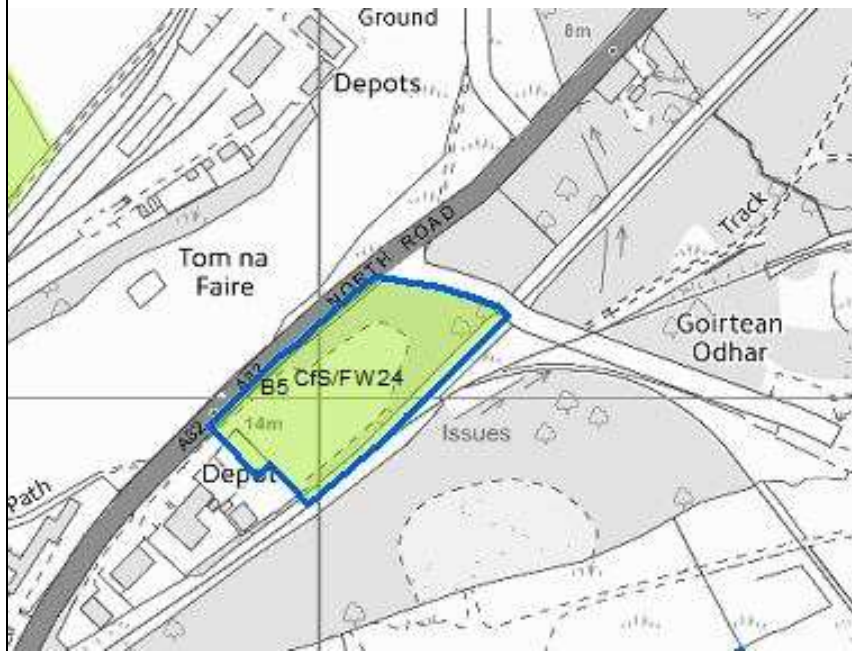
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 245 Pre-MIR Site Ref: LP- B5. CfS/FW24 MIR Site Ref: FWR1
Site Name: North Road	OS Grid Ref: 212,023; 775,013	Site size (ha): 1.6
Source of site suggestion: Rio Tinto Alcan	Site History (local plan and planning applications): 14/02805/FUL- Morbaine Ltd- Redevelopment of the site to demolish existing structures and to construct food and non food retail floor space with associated car parking, servicing and access.	
Current Use: Vacant land	Proposed Use: Business	MIR Status: Preferred for retail

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	There are no water bodies within or adjacent to the site.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing,	The site is located approx. 1 km from the town centre. A public transport connection runs to the immediate	Ensure active travel connections throughout the site.	

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	transport? What will the proposals impact on carbon emissions?	employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	northern boundary of the site. A core path and right of way exists to the south of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ Development likely to have a high heat demand and is close to planned source of heat supply	Development is likely to be relatively low density yet have a high heat demand. There may be potential to link this site to future planned heat sources.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Site may have some surface water flooding issues which should be addressed through the site drainage arrangements.	DIA may be required.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact	0 = Unlikely to be any impact on national or local natural heritage			

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	on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	- Development of site would result in minor loss of non designated interests	East end of site young woodland on NWSS as high nativeness and semi-naturalness.	Holdback from retained trees.	

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal		Further investigation required.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Southern section of the site has south facing aspect.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	and provide opportunities for solar gain Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Additional access road required into the site.	Ok as a preferred site but will need to implement agreed access linked to existing planning permission.	
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Primary School is operating close to capacity. Lochyside School expected to open in 2016. Lochaber High expected to peak at 84%.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause	Surface water flooding, access and native woodland		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	minor disturbance	cover.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site X – the site use proposed does not require a connection	Waste water connection is not within close proximity of the site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Extant planning permission for retail therefore, likely to be developed within the LDP timeframe.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	infrastructure)				
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	- some economic detriment, for example loss of jobs	Retail use.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	May provide additional integration of open space to form an enhanced green network of green space along the riverfront.		
10c	To what extent will the proposal facilitate active	+ Proposal provides opportunity to link to the existing path network to reach a limited			

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	travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Two tips lies offsite within 250m (LO-WDS-1006 centred at NGR 212127: 774908 and LO-WDS-1022 centred at NGR 211937: 774897)	Request site investigation	
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA=8.8. There is no evidence of the site being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the	-In close proximity to waste management site and therefore could have a minor negative			-- Mitigation measures would not adequately reduce the significant effect on the waste handling operation

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	vicinity of a waste management site and could it therefore compromise the waste handling operation?	effect on a waste handling operation			<p>- Mitigation measures would not reduce all effects on the waste handling operation</p> <p>0=Not applicable</p> <p>+ Mitigation measures can be put in place to protect the existing waste handling operation</p> <p>++ Mitigation measures can be put in place to support any future expansion of the waste handling operation</p>
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers			
Landscape					

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SEA SITE ASSESSMENTS FOR LOCHABER**

		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the	+ Well connected/ appears to round off settlement, currently			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	The site lies within approx. 200m of the Inverlochy Castle SAM.	Careful siting and design.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	+ Proposal may result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites	HER sites lie within the centre of the site.	Developer contribution for further investigation of the HER site.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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		and/or minor enhancement of the setting of a locally important archaeological site			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting	Site lies within the Inventory Battlefields of Inverlochy I and II. Assessment of site should be updated and consider the level of impact on this		

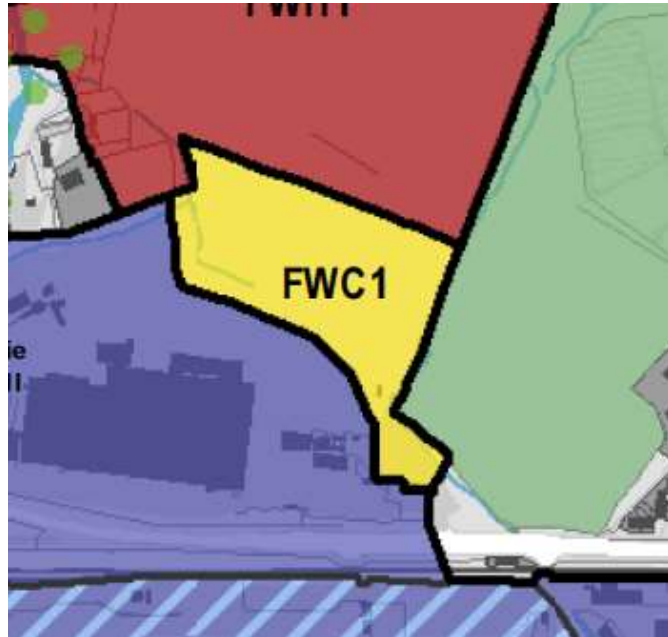
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			designation and identify appropriate mitigation.		
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 25; 24; 510 Pre-MIR Site Ref: Part of CfS/FW27; Part of CfS/FW28; Part of WHILP/H1 MIR Site Ref: FWC1
Site Name: North of Kilmallie Sawmill	OS Grid Ref: 208,211 776,950	Site size (ha): 2.3
Source of site suggestion: David Cameron of Lochiel (Community); David Cameron of Lochiel (Business)	Site History (local plan and planning applications): None	
Current Use: Woodland and Industrial Storage in southeast corner	Proposed Use: Community	MIR Status: Preferred for Community

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Waterbody on site non-baseline.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on	Site is at edge of the settlement, far from facilities. However, a core path runs		

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	travel and public transport? What will the proposals impact on carbon emissions?	travel/access provision and CO2 emissions	adjacent to site and there are transit stops in close proximity.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The small watercourse is steep and so out of bank flow is likely to be limited. There may be some risk of flooding from surface water and overland flow	A FRA is not likely to be required if the site is redeveloped for the same or a less vulnerable land use, but may be required were a more vulnerable use were to be proposed.	0=Development is not a vulnerable land use
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	+ Proposal will enhance non-designated interests	Undeveloped northern part of site completely woodland on NWSS as high nativeness and semi-naturalness. Nature of development would enhance conservation and landscape value of forest.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Habitat corridor will remain intact as part of development.		

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Entire site south facing slope, well sheltered by vegetation.		
7a	Road network	0 = Proposal would be easily			

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	capable of accommodating traffic generated?	accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Site may have some access issues	Further assessment may be required depending on development in adjacent sites.	0 = Proposal in close proximity to utilise existing connections and access
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines And/or significant "bad neighbour" constraints within or in very close proximity to the site	Several overhead lines bisect site, including one 33 kv line. Sawmill located south of site.	The retention and enhancement of woodland will reduce bad neighbour constraints for proposed developments north of site.	+ Scale of the proposal will address some localised constraints
9b	What level of work would be required to connect to a public	X – the site use proposed does not require a connection			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	water supply and waste drainage system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	X – the site use proposed does not require a connection			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	May create some woodland management positions.		

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	+ + Proposal would have significant positive impact on quantity and/or quality of green space	Will increase woodland and green space amenity.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Potential to enhance and expand existing Corpach Nature Trail		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	See above		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Brownfield land in southeast corner of site used for lumber		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

			storage		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	+ + Proposal will enhance the amenity of greenfield land	Community forest amenity resource would enhance land.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment,	0= Site is not potentially suitable site for waste management activities			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Nature of development unlikely to have major negative impact on overall landscape		
15c	To what extent will the proposal be visually intrusive?	+ Proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Proposal will act as a buffer between future proposed residential development and industrial use south of site.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: n/a Pre-MIR Site Ref: n/a MIR Site Ref: FWC2
Site Name: Caol Primary School	OS Grid Ref: 2105 7762	Site size (ha): 2.0 ha
Source of site suggestion: Adopted local plan	Site History (local plan and planning applications): white land, school campus permission	
Current Use: Existing School	Proposed Use: Community Use (New School Campus)	MIR Status: Preferred

Location Plan



Photographs (if available)

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SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Buildings will be connected to mains sewer.		0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any significant effects on the water environment	No physical works directly within the water environment.		0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Use is a travel destination rather than origin and is reasonably well located and connected relative to its future users.	Improve active travel connections to public transport and surrounding housing areas.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Use not likely to be a producer of excess heat.		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	A large part of the site is subject to coastal flood risk.	Implement Caol Flood Scheme.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	Minor loss of flood storage area.	Implement Caol Flood Scheme.	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion			0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands</p>	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees affected within site.	New planting.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	<p>To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers</p>	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Habitat within site unlikely to support protected species.		0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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SEA SITE ASSESSMENTS FOR LOCHABER**

5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of greenspace could affect green network connectivity.	Retention of greenspace within site and land bordering.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat, sea-level, site and sheltered by adjoining development.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Existing road network can be utilised with minor improvement.	Minor improvements to local access arrangements.	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils	School proposal.		X = Proposal would not directly result in school pupils

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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 = WTW and STW have sufficient spare capacity to accommodate development			0 = WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe			0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Campus facility would create construction and net additional, permanent employment.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	There is no existing public open space within the site boundary but the new facilities will be open to community use.	Provide useable public open space within development.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Open space within site is being reconfigured. No significant net change in connectivity of that space.		0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	There are no existing core paths within the site boundary.	Good active travel connections to new Campus including connections to adjoining core path.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Existing buildings and hardstanding will be redeveloped.	Maximise development potential of brownfield element.	+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Retain green corridor.	- Small scale use of greenfield land
11d	Will the proposal minimise demand on	+ Minor redevelopment of	Possible to re-use		+ Minor redevelopment of

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	primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	existing buildings, encouraging sustainable use of primary resources at local level	materials.		existing buildings, encouraging sustainable use of primary resources at local level
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			0=Site is not located within an area of known carbon rich soils/peat/wetland
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning	0= Site is not potentially suitable site for waste management activities			0= Not applicable

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	Site is flat and central to wider urban area.	Good siting and design.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of	Site is flat and central to wider urban area and	Good siting and design.	0 = Unlikely to be any visual impact due to nature, scale or location of

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

		proposal	surrounded by other development.		proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal	No scheduled monument within site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	No HER archaeological interests within site.		0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature,			0 = Will not impact any garden or designed landscape due to nature,

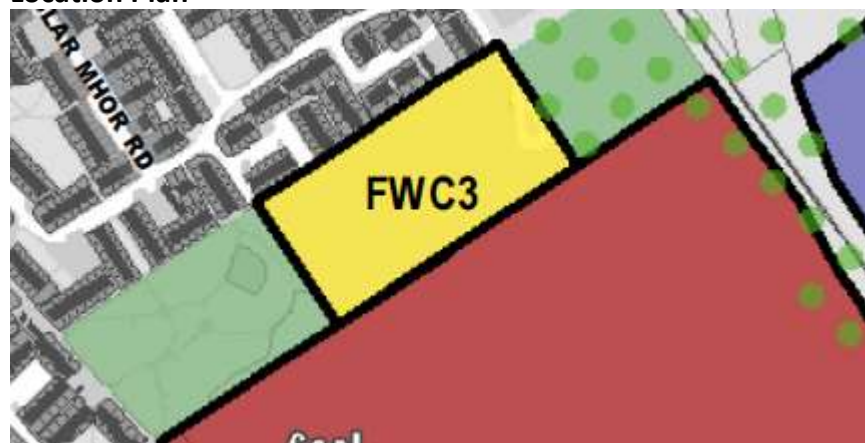
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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		scale or location of proposal			scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 260; 492 Pre-MIR Site Ref: CfS/FW9; WHIDP/H2 MIR Site Ref: FWC3
Site Name: Fort William Gaelic Primary School	OS Grid Ref: 211,170 776,457	Site size (ha): 1.95
Source of site suggestion: Ms Lorna Michie (for residential)	Site History (local plan and planning applications): 13/02346/FUL proposal for formation of new Gaelic Medium Primary School with 4 classrooms, ancillary accommodation and external features. Provision for further 4 classroom extension. Initial phases constructed.	
Current Use: Gaelic Primary School	Proposed Use: Community (expansion of Primary School)	MIR Status: Preferred for Community

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No waterbodies on site.		
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to	0= Development is unlikely to have any effects on the water environment			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and	Proposal is well connected to transit links, core paths and nearby housing developments.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	emissions?	use of public transport			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	Community use likely to have high heat demand, would be complimentary with adjacent residential development	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	A detailed FRA has been done to assess pluvial flood risk in the area.	Development may require an additional FRA to ensure no risk to the site or to identify measures required to manage pluvial / surface water flooding.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	See above		0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will	X = Not applicable, site is not			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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SEA SITE ASSESSMENTS FOR LOCHABER**

	LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Mature trees on north side of site	Holdback from trees on north side of site may be required	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or	0 = Unlikely to be any impact on national or local geodiversity site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	wider geodiversity interests that could be affected by the proposal?	due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ + Sheltered by topography and vegetation, south facing, gradual slope	Entire site is gradual south facing slope		
7a	Road network capable of accommodating	+ Proposal would not generate traffic or require a connection	Connection for primary school site already exists.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	traffic generated?				
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	See above.		
8	Education Is there capacity in relevant primary school and secondary school?	X = Site is for school expansion			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ + The site is currently under construction and likely to be completed within the LDP timeframe	First phase of site has already been constructed		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could result in some temporary construction jobs as well as additional education related positions.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site already constructed		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	Important to ensure continued connectivity of school to the surrounding residential areas.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site	0 = No record of contaminated soils on site			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	and if so, will the proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Expansion would be on greenfield part of development.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality	0= Site is not on high quality agricultural soils or croft land	Site adjacent to common grazings		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Expansion in school could result in an increase of waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal	0= Site is not potentially suitable site for waste management activities			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Development would only be an expansion of existing school structure.		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Primary school use appropriate for residential area		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

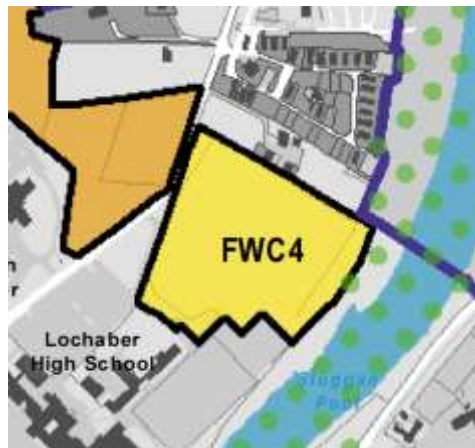
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: n/a Pre-MIR Site Ref: open space notation MIR Site Ref: FWC4
Site Name: North of Lochaber High School	OS Grid Ref: 2125 7761	Site size (ha): 2.9 ha
Source of site suggestion: Adopted local plan	Site History (local plan and planning applications): open space notation, indoor sports facility permission	
Current Use: Vacant / rough grazing	Proposed Use: Community Use	MIR Status: Preferred

Location Plan



Photographs (if available)

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Any buildings would be connected to mains sewer.		0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any significant effects on the water environment	No physical works directly within the water environment.		0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to related facilities such as the High School and has good public transport connections.	Improve active travel connections to public transport and facilities.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Likely uses not likely to be producers of excess heat.		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	A very small part of the edge of the site is subject to pluvial and fluvial flood risk.	Exclude any buildings, parking and access from flood risk area.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	A very small part of the edge of the site is subject to pluvial and fluvial flood risk.	Exclude any buildings, parking and access from flood risk area.	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion	Site is outwith coastal flood risk area.		0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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SEA SITE ASSESSMENTS FOR LOCHABER**

5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands</p>	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Very few trees within site.	Retain trees.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	<p>To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers</p>	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Habitat within site unlikely to support protected species.		0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Loss of greenspace could affect green network connectivity.	Retention of green corridor through site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Flat, sea-level, site and sheltered by school buildings.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations.	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Shared use of good, existing school access.		0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary	0 = Primary and/or secondary school have sufficient spare capacity to	Development will have a functional connection with the school and add		0 = Primary and/or secondary school have sufficient spare capacity to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	school and secondary school?	accommodate additional pupils arising from development	to its facilities.		accommodate additional pupils arising from development
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available closeby.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Possible deficit funding constraint	Need to attract significant public / private funding	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Indoor sports facility and similar development would create construction and new, permanent employment.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	There is no existing public open space within the site boundary but it is likely that some could be provided as part of the development.	Provide useable public open space within development.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Good functional and physical connections to adjoining High School and any complementary facilities at Blar Mor.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	There are no existing core paths within the site boundary.	Good active travel connections to adjoining High School and any complementary facilities at Blar Mor.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Very minor redevelopment of brownfield land	Very small portion of land is previously developed.	Maximise development potential of brownfield element.	+ Very minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Retain green corridor. Maximise community use of indoor sports facility.	- Small scale use of greenfield land
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			0=Site is not located within an area of known carbon rich soils/peat/wetland
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport	Site is flat and central to wider urban area. Development will have a functional connection with the High School and add to its facilities.	Improve active travel connections to adjoining development and public transport.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport

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		including foot/ cycle and proposal reinforces current settlement pattern and density.			including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Site is flat and central to wider urban area but glimpsed from A82 tourist route.	Good siting and design of building(s) particularly as viewed from A82.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	No HER archaeological interests within site.		0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal

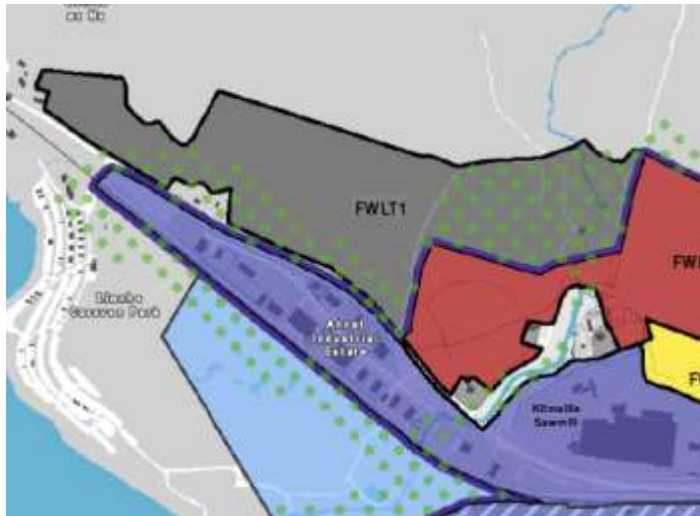
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW29 Pre-MIR Site Ref: WHILP H1 MIR Site Ref: FWLT1
Site Name: West of Corpach	OS Grid Ref: 2078 7773	Site size (ha): 19.2
Source of site suggestion: Locheil Estate	Site History (local plan and planning applications): Current housing allocation	
Current Use: Grazing and woodland	Proposed Use: Long Term	MIR Status: Preferred (Long Term)

Location Plan



Photographs (if available)

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SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Minor watercourses run through site and will need to be crossed by site access road(s).	Ensure watercourses are retained in situ and are bridged not culverted and that physical works within the watercourse are minimised or avoided. 6m development set-back from watercourses.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Public water supply available and not within any public source catchment.		
Climate Change					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to employment facilities and public transport connections but relatively distant from education provision and commercial facilities	Good, new active travel connections to bus stops	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ + development likely to have a high heat demand and is close to an existing source of heat supply	Site is close to existing and proposed suppliers of excess heat and is of a size that will create a large number of residential properties demanding heat.	Ensure a layout that optimises the potential for short, physical connections between the potential suppliers and consumers of heat.	+ + development likely to have a high heat demand and is close to an existing source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial and fluvial flood risk within site boundary. Slope and local climate suggests surface water drainage problems may exist.	Ensure a minimum 6m setback from the top of bank of the watercourses. Flood risk and drainage impact assessments.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an impact on or likely to be affected by	0 = Proposal is close to coast but not thought to			0=Proposal is close to coast but not thought to

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SEA SITE ASSESSMENTS FOR LOCHABER**

	coastal erosion or natural coastal process?	affect or be affected by coastal erosion			affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Potential minor loss of native woodland.	Avoid any loss by development set-back and if any loss ensure compensatory planting provision.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses. No bridge works within immediate watercourse margins.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Watercourses and associated woodland unlikely to be affected by development.	Ensure development set-back from woodland and watercourses. No bridge works within immediate watercourse margins.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	As per column to left	Promote a layout to retain and augment planting to maximise shelter and southerly aspect for principal elevations.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Upgraded and extended new road access required. Intensification	Transport assessment and consequent	- Proposal will put existing road network under strain

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			of trunk road access that may require rationalisation of existing accesses and/or upgrade of existing access.	improvements.	
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- "Bad neighbour" developments within site – disused quarry and former landfill site.	Bad neighbour uses within part of site. Bad neighbour use proposed adjacent.	Assessment of risk. Development set-back and suitable buffer area treatment.	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water main connection closeby but mains sewerage will require a longer and more expensive connection.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage	0 – WTW and STW have sufficient spare capacity to	But potential network	Discuss connection cost and technical feasibility	0 – WTW and STW have sufficient spare capacity to

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SEA SITE ASSESSMENTS FOR LOCHABER**

	Treatment Works (STW)	accommodate development	connection issue.	with Scottish Water.	accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is very unlikely to be delivered in the early part of the LDP timeframe	Site has marketability and servicing constraints. Adjoining, allocated and preferred land can be delivered more economically.		-- Site is affected by major constraints which mean it is very unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Likely to be predominantly housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and	0 = Proposal will have no impact on the existing path	No existing paths or detriment to amenity of	Possibility to create path network through	+ Proposal provides opportunity to link to the

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?	network due to nature, scale or location of proposal	adjoining paths.	site.	existing path network to reach a limited number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			0 = Will not affect brownfield land due to the nature, scale or location of proposal
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Contaminated land within site	Disused quarry and former civic amenity site are sources of contamination.	Contamination assessment. Development to avoid these former uses and appropriate buffer areas	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Most of existing site is greenfield.	Retain greenspace and create more public open space within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			X = Site not thought to be on carbon rich soils

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site	Adjacent waste site closed.		0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites	0 = Nature, scale or location of proposal is			0 = Nature, scale or location of proposal is

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SEA SITE ASSESSMENTS FOR LOCHABER**

	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	unlikely to have any effects on designated landscapes			unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Reasonably well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density	Visually self contained, existing landscape framework, undulating slopes.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity. Wait for development of land adjoining to east to allow “natural” extension of settlement.	+ Reasonably well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, existing landscape framework, undulating slopes.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	No locally important archaeological HER interests within site.		0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal

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SEA SITE ASSESSMENTS FOR LOCHABER**

16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW5 Pre-MIR Site Ref: WHILP H1 MIR Site Ref: FWH8
Site Name: North of Lady Margaret Drive, Corpach	OS Grid Ref: 2088 7773	Site size (ha): 8.8
Source of site suggestion: Locheil Estate	Site History (local plan and planning applications): Current housing allocation	
Current Use: Grazing and woodland	Proposed Use: Housing	MIR Status: Non Preferred Housing

Location Plan



Photographs (if available)

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SEA SITE ASSESSMENTS FOR LOCHABER**

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Unlikely to impact on quality of any monitored water body.	Connection to public sewer.	
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Minor watercourses run through site and will need to be crossed by site access road(s).	Ensure watercourses are retained in situ and are bridged not culverted and that physical works within the watercourse are minimised or avoided. 6m development set-back from watercourses.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Public water supply available and not within any public source catchment.		
Climate Change					

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is relatively close to employment facilities and public transport connections but relatively distant from education provision and commercial facilities	Good, new active travel connections to bus stops	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ + development likely to have a high heat demand and is close to an existing source of heat supply	Site is close to existing and proposed suppliers of excess heat and is of a size that will create a large number of residential properties demanding heat.	Ensure a layout that optimises the potential for short, physical connections between the potential suppliers and consumers of heat.	+ + development likely to have a high heat demand and is close to an existing source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of pluvial flood risk associated with small watercourses within site boundary. Slope and local climate suggests surface water drainage problems may exist.	Ensure a minimum 6m setback from the top of bank of the watercourses. Flood risk and drainage impact assessments.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	See 3a above.	See 3a above.	See 3a above.
4	To what extent will the proposal have an	0 = Proposal is close to			0=Proposal is close to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	impact on or likely to be affected by coastal erosion or natural coastal process?	coast but not thought to affect or be affected by coastal erosion			coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal		Development set-back from adjoining trees.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Open grazing habitat not particularly suitable habitat for protected species. No known species interests.		0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope. Relatively high altitude.	As per column to left	Promote a layout to retain and augment planting to maximise shelter and southerly aspect for principal elevations.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Upgraded and extended new road access required. Intensification	Transport assessment and consequent improvements.	- Proposal will put existing road network under strain

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

			of trunk road access that may require rationalisation of existing accesses and/or upgrade of existing access.		
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	As per column to left		+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water main connection closeby but mains sewerage will require a longer and more expensive connection.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate	But potential network connection issue.	Discuss connection cost and technical feasibility with Scottish Water.	0 – WTW and STW have sufficient spare capacity to accommodate

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		development			development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is very unlikely to be delivered in the early part of the LDP timeframe	Site has marketability, ownership and servicing constraints. Adjoining, allocated and preferred land can be delivered more economically.		-- Site is affected by major constraints which mean it is very unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Housing development.		0 – no net economic benefits
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Access to the woodland and the connected green networks could be enhanced.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths,	0 = Proposal will have no impact on the existing path network due to nature,	No existing paths or significant detriment to amenity of adjoining	Possibility to create path network through site and connect to path	+ Proposal provides opportunity to link to the existing path network to

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	coastal paths and rights of way?	scale or location of proposal	paths.	adjoining.	reach a limited number of services and facilities
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			0 = Will not affect brownfield land due to the nature, scale or location of proposal
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Most of existing site is greenfield.	Retain greenspace and create more public open space within development.	- Loss of Greenfield land which can be partially mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			0 = Will not affect vacant buildings due to the nature, scale or location of proposal
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			X = Site not thought to be on carbon rich soils
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important	0= Site is not on high quality agricultural soils or croft land			0= Site is not on high quality agricultural soils or croft land

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	croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.		0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and	0 = Location, scale or nature of proposal unlikely			0 = Location, scale or nature of proposal unlikely

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	key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	to have any effects on qualities of landscape interest			to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Visually self contained, existing landscape framework, undulating slopes but extends settlement rather rounding-off.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity. Wait for development of land adjoining to west to allow a more "natural" extension of settlement.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Visually self contained, existing landscape framework, undulating slopes.	Good siting and design. Retain and enhance planting. Improve green network and other connectivity.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	No scheduled monument within or close to site.		0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	No locally important archaeological HER interests within site.		0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 36; 257; 490 Pre-MIR Site Ref: CfS/FW10; CfS/FW1; WHILP/M1 MIR Site Ref: FWM7
Site Name: Corpach Locks	OS Grid Ref: 209,575 776,685	Site size (ha): 0.61
Source of site suggestion: Highlands and Islands Enterprise; Corpach Marina Group	Site History (local plan and planning applications): Previous planning permission for extensions and refurbishment buildings and cottages on site (60/00222/FULLO; 06/00391/FULLO; 03/00480/FULLO; 00/00514/FULLO). Area divided from FWB1 in current MIR.	
Current Use: Residential, Cottages and Car Park	Proposed Use: Mixed Use	MIR Status: Non-Preferred for Mixed Use

Location Plan



Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Loch Linnhe North baseline waterbody in “good” condition		
1b	Will the proposal result in a direct physical impact on the water	0= Development is unlikely to have any effects on the water environment	.		

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	environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site >2 ha in size.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community	Proposed site next to Corpach train station, link to Great Glen Way and active bus stops. Community centre		

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	the proposals impact on carbon emissions?	uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	also nearby.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Small scale development unlikely to have high heat demand		
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	All of the site at risk for fluvial, pluvial and coastal flooding. Site would only be suitable for harbour infrastructure, however site FWB1 adjacent to west more appropriate for harbour related infrastructure.	FRA may be required to inform design levels for development. Site would not be suitable for more vulnerable types of land use.	-- Development is proposed within an area known to flood or within an indicative area of medium to high flood risk and mitigation measures cannot reduce the risks
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion	Further information may be needed regarding any possible erosion issues.		
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Could impact wildlife corridor along coast.	Further assessment may be needed.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Marina development unlikely to utilize solar gain.		
7a	Road network	0 = Proposal would be easily			

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	capable of accommodating traffic generated?	accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access and connectivity issues. Railway creates limited opportunities for access.	Further assessment and mitigation may be needed.	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Neighbouring uses largely residential and community.		
9b	What level of work would be required to connect to a public water supply and	X – the site use proposed does not require a connection			

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	waste drainage system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	X – the site use proposed does not require a connection			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Flooding removes potential for non-water related uses. More appropriate site to west for marina.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create some tourism related positions as well as temporary construction jobs.		
Human Health and recreation					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route	Proposal could negatively affect amenity of Great Glen Way by reducing parking and access at endpoint of path	Ensure amenity of Great Glen Way is not affected by development in site layout.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any	- Potentially contaminated land	A former Coal Depot is	Redevelopment in	- Potentially contaminated land or

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	contaminated soils issues on the site and if so, will the proposal reduce contamination?	or small amount of contaminated soil identified on site	located onsite at NGR 209610, 776668,	this area may require investigation.	small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does	0= Site is not on high quality agricultural soils or croft land			

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	the proposal directly affect good quality agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of tourism and business related waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution	0= Site is not potentially suitable site for waste management activities			

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	uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site only suitable for water related uses.	Special care to be taken with site design and layout	
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	See above		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	-- Development of site would lead to loss or major alteration of components of a scheduled monument or its setting	Site includes part of the Caledonian Canal Corpach Locks and Basin scheduled	Formal consultation with Historic Scotland would be required.	- Development of site would have a minor negative impact on a scheduled monuments and/or its wider setting

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			monument.		
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	-- Development of site would lead to loss or major alteration of components of a listed building and/or its setting	Development could affect Former Storehouse Listed B Building and Lock Keeper's House and Cottages	Formal consultation with Historic Scotland would be required.	- Development of site would have a minor negative impact on a listed building and/or its wider setting
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect	0= Will not impact any historic battlefield due to nature, scale			

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	any Inventory Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	- Development of site would have a minor negative impact on access to historic environment features within or close by the site	Could result in decrease access by decreasing parking available		

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		GIS Site Ref: 507 Pre-MIR Site Ref: WHILP/M3 MIR Site Ref: FWM8
Site Name: Mount Alexander	OS Grid Ref: 211,909 777,387	Site size (ha): 2.98
Source of site suggestion: Existing local plan site	Site History (local plan and planning applications): 10/01676/MSC permission for the erection of a house on north end of site. 14/04681/OHL, 33kv overhead line rebuild	
Current Use: Greenfield	Proposed Use: Mixed Use	MIR Status: Non-preferred for Mixed Use

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No baseline waterbodies on site.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of</p>	<p>No nearby transit connections or facilities. Core path runs adjacent to site.</p>		

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	transport? What will the proposals impact on carbon emissions?	private car (Co2 emissions)			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development could potentially have a high heat demand and is close to planned source of heat supply	Development could have a high heat demand.	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Potential risk of flooding from infrastructure failure of the canal embankment. British Waterways are responsible for the canal infrastructure.		- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	Flood risk a result of infrastructure located off site.		

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Some mature woodland on site	Careful site layout and set-back may mitigate risk to mature trees.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Could impact corridor along channel	The retention of mature trees may mitigate impact	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	All of site is south facing.		
7a	Road network	- Proposal will put existing road	Rural single track road		

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	capable of accommodating traffic generated?	network under strain	around site		
7b	Are there any access constraints or opportunities?	-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site	Access to site an issue in prior planning application.	Assess improvements necessary for all users	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Elementry operating close to capacity. Lochside School expected to open in 2016. Lochaber High expected to peak at 84%		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines	Constrained by existing and proposed utilities		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	- No connection to the water and/or waste water network	No viable connection into wastewater system		- No viable connection to the water and/or waste water network
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has 2000+ housing units of capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Lack of sewage connection and proposed and existing public utilities a major constraint		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Temporary construction jobs and other additional permanent positions depending on scale		

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	opportunities?		and type of development,		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	May impact open space along Great Glen Way		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Next to Great Glen Way		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	See above		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies within the former Mount Alexander Tip (LO-WDS-1005 centred at NGR 212036: 777502). This Site also lies within 250m of Camaghael Landfill (LO-WDS-1004 centred at NGR 211970: 777053) History of fly tipping/unauthorised landfilling within / immediately adjacent to allocation area - significant contaminated land issues.	Part of the site would require investigation. Depending on the timing and nature of any development, further information may be required regarding the offsite landfill gas potential.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Entire site is greenfield		
11d	Will the proposal minimise demand on primary resources	0 = Will not affect vacant buildings due to the nature, scale			

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	e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Site could be claimed ICAS crofting territory		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Mixed use development could cause an increase in various types of waste depending on scale and type of proposal.	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling operation	Adjacent licensed ELV site - WML/N/220110		
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers	Site in industrial area within Fort William	Further information required about landfill gas potential	
Landscape					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the	- Development poorly orientated from key services or similar uses	Development located far from key services,		

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	capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	would seem to elongate settlement		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Depending on proposal, use may be intrusive for users of Great Glen Way	Screening may be required along Great Glen Way	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Caledonia Cannel, on the west boundary of site is a scheduled monument.	Care would be needed to mitigate impacts on the setting of monument. Screening may be required.	- Development of site would have a minor negative impact on a scheduled monuments and/or its wider setting
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

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	proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Development could result in increased accessed to the Caledonia Cannel		

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Fort William		Call for Sites Ref: Cfs/FW12 Pre-MIR Site Ref: MU5 MIR Site Ref: FWM9
Site Name: Land Reclamation West of Old Fort	OS Grid Ref: 2102 7742	Site size (ha): 13.0 ha
Source of site suggestion: Adopted local plan	Site History (local plan and planning applications): mixed use allocation (MU5), previous masterplans prepared	
Current Use: Foreshore and sea loch	Proposed Use: Mixed Use	MIR Status: Non-Preferred

Location Plan



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Marine uses such as breakwater, pontoons, moorings. Unlikely to impact on quality of any monitored water body.	Adequate shore based facilities for disposal of waste from marine craft.	0= Development is unlikely to have any effects on the status any water bodies
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment	Physical works within water environment.	Use of inert materials for breakwater and any other structures.	0= Development is unlikely to have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Loch Linnhe not used for water supply abstraction.		0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions	Site is close to town centre and its facilities including good public transport connections.	Improve active travel connections to public transport and facilities.	0= Proposal will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Likely uses not likely to be producers of excess heat.		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Most of site within coastal flood risk area.	Water based uses only within flood risk area.	0=Development on the site is not located within an identified flood risk area and there is no known history of flooding
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere.	Breakwater could influence storm surge.	Developer requirement to model (and if necessary mitigate) effects of breakwater.	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Breakwater could influence storm surge / coastal erosion.	Developer requirement to model (and if necessary mitigate) effects of breakwater.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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5a	<p>To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands</p>	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Very few trees within site.	Retain trees.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	<p>To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers</p>	- Protected Species present but licence not required due to ability to mitigate	Otters and other protected species may be affected.	Developer survey, assessment and mitigation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Breakwater would sever connectivity along the coastal edge and within the marine habitat.	Developer survey, assessment and mitigation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Flat, sea-level, site but exposed to prevailing wind. Any buildings will be limited to servicing off shore activity.	Design and siting of any buildings to maximise shelter (e.g. behind breakwater wall) and southerly aspect of principal elevations.	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	New / enhanced access from trunk road required.	New / enhanced access from trunk road required.	- Proposal will put existing road network under strain
7b	Are there any access constraints or opportunities?	As per 7a	As per 7a	As per 7a	As per 7a
8	Education Is there capacity in relevant primary	0 = Primary and/or secondary school have sufficient spare capacity to			0 = Primary and/or secondary school have sufficient spare capacity to

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	school and secondary school?	accommodate additional pupils arising from development			accommodate additional pupils arising from development
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewerage connections already available closeby.		0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- - Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Major deficit funding constraint	Need to attract significant public / private funding	- - Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Mixed use development would deliver construction and new, permanent employment.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Breakwater could provide an extended promenade and reclaimed area could include civic space.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no existing public open space within the site boundary.	Breakwater could provide an extended promenade and reclaimed area could include civic space.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	There are no existing core paths within the site boundary.	Breakwater could provide an extended promenade and possibility of new active travel routes / connections.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Existing loch and foreshore. Also potential to refurbish / redevelop part of town centre.	Maximise development potential of brownfield element.	+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal	0 = No record of			0 = No record of

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	reduce contamination?	contaminated soils on site			contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			0 = Site is not greenfield land
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Potential to refurbish / redevelop part of town centre.	Maximise development potential of brownfield element.	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Existing loch, foreshore and town centre.		0=Site is not located within an area of known carbon rich soils/peat/wetland
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Existing loch, foreshore and town centre.		0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Local recycling facilities available but not on-site.	Adequate shore based facilities for disposal of waste from marine craft.	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			0=Not applicable

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Existing loch, foreshore and town centre site.		0= Not applicable
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport	Marine extension to town centre and its waterfront. Potential to improve connections across A82.	Good siting and design. Retain / improve connectivity to town centre.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport

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		including foot/ cycle and proposal reinforces current settlement pattern and density.			including foot/ cycle and proposal reinforces current settlement pattern.
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Marine extension to town centre and its waterfront.	Exceptional siting and design of buildings particularly those bordering the town centre civic spaces and the waterfront.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Scheduled monument close to site (Old Fort).	Siting and design that will not impact the setting of the Old Fort.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Some HER archaeological interests within site.	Excavate and record if any new build proposals.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal	No listed buildings within site. Listed buildings adjoin within town centre.	Exceptional siting and design of buildings particularly those bordering the town centre civic spaces and	0 = Will not impact any listed buildings due to nature, scale or location of proposal

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				may affect the setting of listed buildings.	
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal	Potential to improve pedestrian access to Old Fort and open up new views of it but balance with setting impact.		0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Strontian		GIS Site Ref: 226 Pre-MIR Site Ref: H1, SR1, B,C MIR Site Ref: SRH1; SRB1; SRC1
Site Name: Drimnatorran/Masterplan Site	OS Grid Ref: 181737; 76199	Site size (ha): 6.6
Source of site suggestion: Existing Local Plan Allocation & Call for Sites Suggestion- Highlands Small Communities Housing Trust.	Site History (local plan and planning applications): Site H1, B & C- Erection of 40 Houses- 05/00212/REMLO. Small site east H1 site on western boundary- James MacQueen Building Contractors (for HSCHT) Rural Design- Erection 7 dwellings with associated drainage and bin storage- 15/00292/FUL.	
Current Use: Agricultural / Vacant	Proposed Use: Residential	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	The Strontian River is directly adjacent to the site on the west. There are multiple unnamed watercourses running through the site however development will not result in a change in status of the water body as it is non-baseline.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment.			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed	The site is located within 200m of the main centre of the village. A core path	Increase active travel links to the central area of the village and to Primary and	++Proposal is within close distance of a range of facilities or improvement to provisions will be made i.e. footpath, cycleway,

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	travel and public transport? What will the proposals impact on carbon emissions?	use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	and bus route runs adjacent to the west of the site boundary. Ardnamurchan High Schools lies at the northern boundary of the site.	Secondary schools.	open space which will have a significant widespread positive impact on further use of active travel choices, use of public transport and therefore significant reduction of Co2 emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	The development will be relatively high density. However, the nature business and residential uses mean the development is unlikely to require connection.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Surface water/fluvial flooding. Part of site may have been covered by the recent planning consultation for 7 houses (PCS/140176). FRA carried out and confirmed parts of site at risk of flooding from out of bank flow from small watercourses.	FRA required to ensure that development is not at risk of flooding from nearby small watercourses and that any measures to manage flooding are appropriate to a previously undeveloped site and do not exacerbate flood risk elsewhere	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk 0 = Requirement for buffer around small watercourse will address flood risk

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				such as to downstream areas. 6m buffer to watercourses.	
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation	- Development of the site would have a minor negative effect on a Natura 2000 site	Site is located 78m from the Moidart and Ardgour Special Protection area.	Careful siting and design of development to not impinge upon special qualities and	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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	/Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required			surrounding context of designations.	
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.	The western boundary of the site is directly adjacent to the Strontian River SSSI.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	- Development of site would result in minor loss of non designated interests.	Native woodland – Oak traverses at an eastern section of the site. Forestry officers categorised it as	Consideration for retention of trees/ woodland on site along with holdback.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal.

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		amber- with significant mature trees on site on field margin.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site adjacent to native woodland and a watercourse which is SSSI designated.	Possible need for survey.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.	Loch Sunart Geological Conservation Review site is located 400m south of the site.		
5f	How will habitat connectivity or wildlife corridors be	- Proposal would have a minor negative effect on a habitat		Retention of mature trees and additional	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of

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	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	corridor or network for movement of wildlife, or on a BAP priority habitat.		planting.	proposal.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Built development to the North and South. Vegetation to West and East. Relatively flat site, slope to the west on the eastern side of site.		
7a	Road network capable of accommodating traffic generated?	+ + Proposal would improve capacity on existing road network	Currently school on situated on backland to the main settlement. Potential area for growth.	Improvement of active travel links.	
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access + Opportunity to improve local access issues	Access roads existing to the western sides off the main road. Provision required to link access into the eastern side of the		

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			site.		
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s.	Current roll at Strontian Primary School is 68% capacity and is forecasted to steadily decrease to 34% by 2028/29. Current roll at Ardnamurchan High School is 32% and is forecasted to decrease to 31% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints	Overhead electricity lines transverse the centre of the sites. Mound in the centre of SRB1 Site, which will need to be avoided.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development	WTW has 26 spare capacity units. STW has 165 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future.	Existing local plan allocation and site has been submitted through the call for sites process. Current application for phase one under consideration including masterplan. Retain allocation.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ Some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Due the nature of the sites including housing, community and business uses within close proximity to each other. Without any specific proposals at this stage it is unknown what the extent of economic benefits and the number of jobs		

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			created could be. The residential element of proposals to create a sustainable live, work, play environment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Due to existing nature of the site there will be a loss of quantity of open space.	Any development should follow guidance set in the Open Space SG to provision an appropriate amount of quality usable open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space		Improve connection of open spaces throughout the development to link to the wider green network.	
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths,	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities		Further connection to core path and right of way.	

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	coastal paths and rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			

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12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.	Carbon rich soils located within 500m of the site to the west and east.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site B includes a section of proposed Decrofted land to the west. The land capability is 5.2.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.	Due to mixed use and due to limited scale of site it may not be suitable for waste management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			

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	Areas?				
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.	There is a relatively loose settlement pattern combined with capacity to fit development comfortably within the landform or against the backdrop of trees.		
15c	To what extent will			Careful siting to not	

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	the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal		impact upon SPA.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting.	Strontian monument within B site.	Careful siting and design.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ + Proposal will result in significant access improvements to the historic environment features within or close to the site	Sensitive design and siting and development could promote access to SPA and ancient monuments in and surrounding the site.		

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Settlement: Strontian		GIS Site Ref: 3240 Pre-MIR Site Ref: H2 MIR Site Ref: SRB2; SRH2
Site Name: Former caravan site and South of Caravan Site	OS Grid Ref: 181716; 761798	Site size (ha): 0.2; 0.8
Source of site suggestion: Existing Local Plan Allocation	Site History (local plan and planning applications): Highland Welcome Ltd-Change of use from caravan park to 12 house housing units- 05/00475/OUTLO. Highland Welcome Ltd- Erection of House- 08/00098/FULLO.	
Current Use: Caravan Site	Proposed Use: Residential	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	There are 3 small watercourses which pass through or alongside the site. These water bodies are unnamed and non-baseline. No flood risk identified on SEPAs flood mapping.	A FRA may be required.	
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2ha in area.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of</p>	<p>The site is located within 100m of the main centre of the</p>	<p>Increase active travel links to the central area of the village and</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	village. A core path adjacent to the west of the site boundary. A bus route and stop lies within 232m of the site. Ardnamurchan High Schools lies at the northern boundary of the site within 300m and Strontian Primary School lies within 115m.	to Primary and Secondary schools.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%)is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	3 small watercourses pass through or alongside the site. A FRA may be required to ensure the development is not at risk from those watercourses. There is an area of housing		

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			downstream of the site so FRA will also need to ensure that development does not increase risk elsewhere.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere.	See above.		
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area	- Development of the site would have a minor negative effect on a Natura 2000 site	Site is located 99m from the Moidart and Ardgour Special Protection area and	Careful siting and design of development to not impinge upon special	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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	of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required		227m from Sunart Special area of conservation.	qualities and surrounding context of designations.	
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.	The western boundary of the site is directly adjacent to the Strontian River SSSI.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the	- - Development of site would result in significant loss of non designated interests	The majority of the site (apart from central area) is designated as Native woodland.	Consideration for retention of trees/ woodland on site along with holdback.	- Development of site would result in minor loss of non designated interests

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	Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site adjacent to native woodland and a watercourse which is SSSI designated.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.	Loch Sunart Geological Conservation Review site is located 389m south of the site.		
5f	How will habitat connectivity or	- Proposal would have a minor		Retention of mature trees and additional	0 = Unlikely to be any impact on habitat connectivity due to

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	wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.		planting.	nature, scale or location of proposal.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Built development to the North and South. Tree belt surrounding and on site, built environment to the west. Relatively flat site, slope to the west on the eastern side of site.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Potential area for growth.	Improvement of active travel links.	
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access + Opportunity to improve local	Access from adjacent housing development to the west.		

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		access issues			
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s.	Current roll at Strontian Primary School is 68% capacity and is forecasted to steadily decrease to 34% by 2028/29. Current roll at Ardnamurchan High School is 32% and is forecasted to decrease to 31% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints.	Overhead electricity lines adjacent the eastern boundary of the site.		
9b	What level of work would be required to connect to a public water supply and waste drainage	0=Public water/waste water and mains connection available on site or within 200m of the site.			

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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development	WTW has 26 spare capacity units. STW has 165 spare units capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future.	Existing local plan allocation. Retain allocation. There is no notified issues with ownership, contamination, deficit funding or infrastructure.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 =no net economic benefits	Site is limited to residential use. Construction period is likely to support employment.		
Human Health and recreation					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Due to existing nature of the site there will be a loss of quantity of open space.	Any development should follow guidance set in the Open Space SG to provision an appropriate amount of quality usable open space.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space.
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Current use as caravan site- a lot of open space and connection to wider open spaces.	Improve connection of open spaces throughout the development to link to the wider green network.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities		Further connection to core path to the immediate west of the site.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.	Carbon rich soils located within 500m of the site to the west and east.		

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site B includes a section of proposed Decrofted land to the west. The land capability is 5.2.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable for waste management activities.	Due to the small scale and residential use of site it may not be		

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		suitable for waste management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape			

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.</p>			
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>		<p>Careful siting to not impact upon SPA.</p>	

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	Strontian monument within B site.	Careful siting and design.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site.	Sensitive design and siting and development could promote access to SPA and ancient monuments in and surrounding the site through connection of open spaces to the wider green network.		

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Settlement: Strontian		GIS Site Ref: 43 Pre-MIR Site Ref: SR1 MIR Site Ref: SRH3
Site Name: Land east of Otterburn	OS Grid Ref: 182261; 760898	Site size (ha): 4.6
Source of site suggestion: Call for Sites suggestion- Stephen Fair on behalf of Douglas Lamont.	Site History (local plan and planning applications): Change of use from caravan park to 12 house housing units- 05/00475/OUTLO	
Current Use: Green Space on verged land adjacent to road.	Proposed Use: Residential	MIR Status: Non-preferred for housing

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	A small watercourse on site, unnamed. Due to scale and gradient of site will not affect water body.		
1b	Will the proposal	0= Development is unlikely to			

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	<p>result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	<p>have any effects on the water environment.</p>			
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be</p>	<p>--Proposal is a significant distance from existing centres of population/services/transport</p>	<p>The site is located 700m outwith the SDA. There is a bus</p>	<p>Increase active travel links to the central area of the village and</p>	

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections and will be likely cause a significant increase in use of private car (Co2 emissions)	route located on the southern boundary of the site; however, it is likely development on this site will increase the use of private car.	to Primary and Secondary schools. Integration of these connections would however be difficult and costly.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk	Watercourse has a very steep gradient so out of bank flow is likely to be limited. No receptors are located downstream of the site so provided the culvert under the road has sufficient capacity, and appropriate buffer strips are observed to the watercourses.	FRA may be required.	

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate	- Development of the site would have a minor negative effect on a Natura 2000 site	The site is located immediately adjacent to the North of the Sunart Special area of conservation and 150m South of the Moidart and Ardgour Special Protection Area.	Careful siting and design of development to not impinge upon special qualities and surrounding context of designations.	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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	Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.	The site is located immediately north of the Strontian River SSSI and Loch Sunart Marine Protected Area.	Careful siting and design as to not impinge upon the special qualities of the area.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree	- Development of site would result in minor loss of non designated interests.	The site includes an area of native woodland to the eastern edge. The rest of the site is free from designations however, forestry officers have categorised the site as amber as some trees and groups of trees around the site.	Consideration for retention of trees/ woodland on site along with holdback.	- Development of site would result in minor loss of non designated interests

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	Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands .				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site within/adjacent to areas of native woodland and a watercourse which is SSSI designated.	Protected species survey may be required.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	- Development of site would have a minor negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated.	Loch Sunart Geological Conservation Review site is located immediately adjacent to the site to the south.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.		Retention of mature trees and additional planting. Provision of open space to connect to wider green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal.

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	connectivity?				
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Built development to the West. Tree belt surrounding and on site. Steep gradient site. Southerly facing slope with attractive outlook.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network		Improvement of active travel links.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network	New access road required, off a trunk road, up a steep gradient.		
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s.	Current roll at Strontian Primary School is 68% capacity and is forecasted to steadily decrease to 34% by 2028/29.		

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			Current roll at Ardnamurchan High School is 32% and is forecasted to decrease to 31% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints.			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	WTW has 26 spare capacity units. STW has 165 spare units capacity.		

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Outwith SDA, many designations surrounding, steep topography, native woodland and mature trees and limited access are a few constraints of the site. However, there are no physical contamination or infrastructure constraints and it is not yet known if ownership/funding constraints exist.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 =no net economic benefits	Site is limited to residential use. Construction period is likely to support employment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Due to existing nature of the site there will be a loss of quantity of open space.	Any development should follow guidance set in the Open Space SG to provision an appropriate amount of quality usable open space.	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks.	Current use - a lot of open space and connection to wider open spaces.	Improve connection of open spaces throughout the development to link to the wider green network.	- Due to the location of the proposal the integration of open space would not generally be benefited by the public. However, it could enhance connection to the green network.
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal.			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.	Carbon rich soils located within 500m of the site to the north.		

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The land capability is 5.2.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable for waste management activities.	Due to the small scale and residential use of site it may not be		

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		suitable for waste management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.			
15a	Non designated landscape features	- Proposal is of a scale or nature that may result in a minor	Located near an area of unspoiled coast.		

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>negative effect on qualities of landscape interest.</p>			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement.</p>			
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal may be visually intrusive in wider general scenery</p>	<p>Potential for development to skyline.</p>	<p>Careful siting to not impact upon SPA.</p>	

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site may lead to loss or major alteration of components of a conservation area or its setting	Strontian monument existing within the central area of the site.	Archaeological investigation may be required, depending on nature and extent of development.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	- Development of site would have a minor negative impact on access to historic environment features within or close by the site.	Sensitive design and siting and development could promote access to and ancient monuments in and surrounding the site through connection of open spaces to the wider green network.		+ Proposal will result in minor access improvements to the historic environment features within or close to the site.

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Settlement: Kinlochleven		GIS Site Ref: 15 Pre-MIR Site Ref: H2 MIR Site Ref: KNH1
Site Name: Foyers Road	OS Grid Ref: 218737; 761790	Site size (ha): 0.2
Source of site suggestion: Existing Local Plan allocation	Site History (local plan and planning applications): No applications	
Current Use: Car Park	Proposed Use: Housing	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is <2 ha.</p>		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to</p>			

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	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	This type of concentrated housing development may be likely to have a high heat demand and suitable to connect to a future heat source supply.	Potential to link site to future industrial use.	+ Development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	A very small part of the site has been identified as being at risk of surface water flooding. This can be managed via appropriate drainage methods. DIA recommended as records of flooding caused by pipe collapses in vicinity of	DIA recommended. History of flooding within the site.	0=If appropriate mitigation is applied site is unlikely to be affected by flooding.

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			site		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine		

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	affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required		the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands	- Development of site would result in minor loss of non designated interests	Native woodland to the southern boundary of the site.	Ensure retention/setback from trees. Integration of a green network.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate		Encourage integration of green network to retain natural features and connections on the boundary of the site.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of	Site is located within the central area of the village and its current use is a car park	Ensure integration of green network to protect natural	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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	proposal – will it result in habitat fragmentation or greater connectivity?	proposal	therefore development would not adversely effect wildlife corridor connections.	features and designations on the boundary of the site. Provide additional planting and ensure wildlife corridors are enhanced.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or	0 = Proposal in close proximity to utilise existing connections and			

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	opportunities?	access			
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll for Kinlochleven High School is 57% and is set to steadily increase to 70% by 2028/29. Current roll for Kinlochleven Primary School is 45% set to slightly increase to 46% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Kinlochleven Smelter site is fairly close to the site. Although this industry is currently not in operation there may be future industrial uses developed on this site.		
9b	What level of work would be required to connect to a public water supply and waste drainage	0=Public water/waste water and mains connection available on site or within 200m of the site			

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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 214 units. WWTW spare capacity is 127.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	In fitting with the existing pattern of the development, within the settlement centre and forms a logical area for housing expansion.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Limited jobs during construction stages. Adjacent to business/employment opportunities. Therefore will provide housing for workers.		
Human Health and recreation					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site is currently a car park.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA is 8.8. Not good agricultural quality.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Nature of development will provide increased amount of residential waste.	Provide recycling facilities on site or near by. However still likely to result in a some additional waste going to landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable site for waste management activities			

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	-Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site and settlement lie within the Ben Nevis and Glencoe NSA. However, the sites location complies with the existing pattern of development and it is therefore unlikely to significantly detract from these special qualities.	Careful siting and design of development.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features	0 = Location, scale or nature of			

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>proposal unlikely to have any effects on qualities of landscape interest</p>			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density</p>			
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>			

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	+ Proposal will result in minor renovation/regeneration of a conservation area and /or will enable better access to a conservation area	There have been high level discussions regarding the potential for this area of Kinlochleven to be designated as a conservation area as a purpose built village to	Development here should, therefore, be sensitive to the grain, form and layout of the adjacent settlement	

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			service the former smelter.		
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	HER designations to the north of the site.	Development may be able to contribute to archaeological investigation and access to these sites.	

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Settlement: Kinlochleven		GIS Site Ref: 15 Pre-MIR Site Ref: LP- M1; Cfs-KN1; Cfs-KN5. MIR Site Ref: KNM1; KNH2
Site Name: Smelter & Foyers Road	OS Grid Ref: 219953; 761803	Site size (ha): 5.5; 0.5
Source of site suggestion: Scott Dingwall: HIE. Lindsay Sharp: Rio Tinto Alcan. KNM1- Existing LP Site M1.	Site History (local plan and planning applications): KNH2- 13/02579/FUL Ecoe Homes Ltd- Erection of 8 Homes.	
Current Use: Industrial/Storage	Proposed Use: Mixed Use	MIR Status: KNM1- Preferred for Mixed Use: Business, Community, Housing & Retail. KNH2- Preferred for Housing.

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The River Leven lies adjacent to the boundary of the site, which is a non-baseline water body. Its water quality status is good. It is not expected that the proposed development would have any impact on the status of this waterbody.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water environment			

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	<p>the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>				
1c	<p>For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	<p>Is the site close to a range of facilities? Can these be accessed by active travel and public</p>	<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to</p>	<p>Site lies adjacent to Kinlochlevens commercial facilities.</p>		

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	transport? What will the proposals impact on carbon emissions?	sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ + development likely to have a high heat demand and is close to an existing source of heat supply	This type of mixed use/ incl. Industrial development may be likely to have a high heat demand and may be suitable to become a distributor of excess heat.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The site is adjacent to the flood extent of the River Leven and appears to be relatively flat. Therefore it seems likely that parts of the site may be within the functional flood plain. FRA required to determine flood extent and developable area. The	FRA & DIA required at planning stage. 6m buffer to watercourses.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk 0 = Requirement for buffer around small watercourse will address flood risk

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			FRA should include the impacts from the two watercourses that flow along the site boundary. Part of the site has been identified as being at risk of surface water flooding. This can be managed via appropriate drainage methods but as it is a large site, the potential for surface water run off to impact on adjacent areas should be considered.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or	X = Not applicable, site is not close to the coast			

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	natural coastal process?				
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest,	- Development of site may have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	The site lies adjacent (east of site) to the Leven Valley SSSI (Mixed).	Careful siting and design of development, as to not impinge upon special qualities of the area. Appropriate buffer zone from	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal

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	National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS			development and designation.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site may result in minor loss of non designated interests	Some trees (native woodland) around the periphery.	Consideration for retention of trees/woodland on site along with holdback.	0 = If mitigation applied unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species?	- Protected Species present but licence not required due to		Need for impacts of development (including	0 = Unlikely to be any impact on protected species due to nature,

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	e.g. bats, otters, red squirrel and badgers	ability to mitigate		<p>construction as well as any operational activities that arise from development) to avoid an adverse effect on the Native Woodland cover and SSSI area.</p> <p>Encourage integration of green network to retain natural features and connections on the boundary of the site.</p>	scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	River Leven Section GCR is located close to the site to the east.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	-Proposal may have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		<p>Ensure integration of green network to protect natural features and designations on the boundary of the site.</p> <p>Provide additional</p>	0 = If mitigation applied unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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				planting and ensure wildlife corridors are enhanced.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Will need to establish access and capacity at junction of Foyers Road/B863.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	See 7a. Additional access may be required from public road into housing development.		
8	Education Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity	Current roll for Kinlochleven High School is 57% and is		

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	school and secondary school?	and development will help to sustain school/s	set to steadily increase to 70% by 2028/29. Current roll for Kinlochleven Primary School is 45% set to slightly increase to 46% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site lies on the former Kinlochleven Smelter (our ref LO-SML-1002 centred at NGR 218949: 761814).	Some investigation information has been submitted, however further information would be required for redevelopment.	0= With appropriate mitigation/ setback from developable area the proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 214 units. WWTW spare capacity is 127.		

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	Sewerage Treatment Works (STW)				
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which may mean it is unlikely to be delivered in the early part of the LDP timeframe	Potential contamination issues. Access upgrades required. KNH2 site adjacent has extant planning permission and more likely to be delivered within the LDP timeframe.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Likely to result in the creation of a limited number of jobs and increased visitor spend in the area		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site does not currently comprise of quality usable open space.		

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10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space		Integration of suitable open space provision based on SG guidance. Access upgrades to surrounding settlement and integration of a green network will enhance open space connections.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	++ Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	Site immediately adjacent to core path network to the east and public transport network.	Potential to secure additional active travel connections and permeability of the site through developer contributions.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	++ Significant/large scale redevelopment of brownfield	Brownfield, village centre land, adjacent		

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		land	to existing commercial services and housing developments.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site			+ Will remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Detailed proposals unknown at this stage. Storage buildings/containers are present on site.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA is 8.8. Not good agricultural quality. No evidence of land under crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.	Nature of development will provide increased amount of industrial/residential waste.	Provide recycling facilities on site or near by. However still likely to result in a some additional waste going to landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	--Adjacent to waste management site and therefore could have a significant negative effect on a waste handling operation			

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	++ Proposal is located in close proximity to waste producers			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site and settlement lie within the Ben Nevis and Glencoe NSA.	Careful siting and design of development.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density	Development at this location may enhance the central area of the settlement.		
15c	<p>To what extent will the proposal be</p>	- Proposal may be visually intrusive in wider general	Detailed proposals unknown.	Development scale, layout, density etc.	

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	visually intrusive?	scenery	However, given the natural heritage designations this disruption is a possibility.	should be in accordance with existing development and sensitive to surrounding designations, views and special landscape qualities.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Proposed area includes an A and B Listed Building. Many HER sites within (Aluminium Works).	Setting issues will need to be addressed. The area adjacent to the site will be proposed as the settlements	0 = If mitigation applied. Will not impact any listed buildings due to nature, scale or location of proposal

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				conservation area. High quality siting and design required.	
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal	See 16c.		
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site		Potential for developer contributions into further investigation of these sites.	
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Kinlochleven		GIS Site Ref: 172 Pre-MIR Site Ref: M2; Cfs KN3 MIR Site Ref: KNB1; KNM2
Site Name: Quay	OS Grid Ref: 217841; 761919	Site size (ha): 1.9
Source of site suggestion: Existing Local Plan allocation. Cfs Lyndsay Sharp Rio Tinto Alcan.	Site History (local plan and planning applications): Scottish Water erection of kiosk 07/00567/FULLO	
Current Use: Woodland & Sewage Works. Alcan Smelting Plant adjacent to the east	Proposed Use: Mixed Use	MIR Status: KNB1: Preferred for Business & Tourism. KNM2: Non-preferred Mixed Use

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	<p>Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>The site lies within Loch Leven which is a baseline waterbody contained in the RBMP. Its status is currently good. It is not expected that the proposed development would have any impact on the status of this waterbody.</p>		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	-Development could have a localised minor negative impact on public or private water supplies	Site is located fairly distance from water mains infrastructure. Sewage network runs through the site.	Upgraded water infrastructure may be required.	
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	-Proposal is far from existing	Relatively distance	Ensure integration of	0= If mitigation applied proposal

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	(approx. 700m) from the village centre. However a core path network runs through the site and public transport network is located fairly close-by.	active travel connections to the village centre.	will utilise existing travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Development of may have a high heat demand.	Potential to link site to future industrial use site KNM1. However, these sites are fairly distant from each other.	+ Development likely to have a high heat demand and is relatively close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	A good portion of the site appears not to be at risk of flooding but due to the topography and the presence of a small watercourse that runs along the southern boundary of the site, access and egress may be difficult. Surface water flooding may also be an issue.	Some mitigation measures are likely to be required to address flooding on the site and as such an FRA will be required. FRA will be required prior to the inclusion in Plan.	- Development is proposed within an area known to coastal flood or within an indicative area of medium to high flood risk. May limit developable area.

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3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or may have a minor negative impact on coastal erosion with the changing uses of the site i.e. harbour related activity.		Limit development to harbour related uses.	
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree	-- Development of site would result in significant loss of non designated interests	Site completely woodland and on NWSS as high nativeness and semi-naturalness. CWR policy would apply.	Retention of woodland and integration of a green network.	- Development of site would result in minor loss of non designated interests

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	Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate		Retention of natural features within the site. Further investigation may be required.	- Protected Species present but licence not required due to ability to mitigate
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- - Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat	Major loss of woodland and wildlife habitats.	Ensure integration of green network to protect natural features and designations on the boundary of the site. Provide additional planting and ensure	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat

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	connectivity?			wildlife corridors are enhanced.	
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Significant road improvements to the site required.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Limited access due to presence of watercourses and areas of flooding to the south of the site.		- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity	Current roll for Kinlochleven High School is 57% and is		

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	school and secondary school?	and development will help to sustain school/s	set to steadily increase to 70% by 2028/29. Current roll for Kinlochleven Primary School is 45% set to slightly increase to 46% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site immediately adjacent to WML/N/50061 - closed special waste landfill associated with former Kinlochleven Aluminium Smelter. General area subject to historic landfill pre dating environmental licensing likely including site of proposed allocation - contaminated land issues. Allocation site also includes Kinlochleven STW - potential odour (nuisance) issues CAR/L/1002147.		- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to	- Limited connection to the water and/or waste water			- No viable connection to the water and/or waste water

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	connect to a public water supply and waste drainage system?	network			network
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 214 units. WWTW spare capacity is 127.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Flooding, access, contamination and infrastructure issues.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely to result in the creation of small scale businesses and tourist enterprises.		

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Development will suffer loss of some quality usable open space. However, small scale development will encourage heightened use of these facilities as recreational assets to the area. Vast area of open space is adjacent to this allocation.	Ensure development integrates an appropriate amount of open space and enhances paths etc. of the site.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Improved access to the site opening up/enhancing use of the site.	Encourage paths access through the site to the wider countryside and to adjacent open space allocations.	
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities		Secure through developer contributions.	

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	rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	<p>Site lies on Sewage Works centred at NGR 217691: 762078 and former Landfill (our ref LO-WDS-1019 centred at NGR 217965: 761953).</p> <p>Site immediately adjacent to WML/N/50061 - closed special waste landfill associated with former Kinlochlvn Aluminium Smelter. General area subject to historic landfill pre dating environmental licensing likely including site of proposed allocation - contaminated land</p>		+ Potential for development to remediate minor contamination or small scale contamination onsite

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			issues. Allocation site also includes Kinlochleven STW - potential odour (nuisance) issues CAR/L/1002147.		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA is 8.8. Not good agricultural quality.		
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling operation			
13c	For potential suitable sites for waste management activities (Includes allocations for employment,	+ Proposal is generally located close to waste producers			

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	industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Site and settlement lie within the Ben Nevis and Glencoe NSA. Not in keeping with the recent development pattern within the village.	Careful siting and design of development.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape interests To what extent will	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	However, there is potential for the development to encourage settlements location and harbour assets.		
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery	Given the natural heritage destinations.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites and/or minor enhancement of the setting of a locally important archaeological site			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Parts of the site are of historic interest due to its association with the smelter - photographic recording of extant features required in advance of development.		

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Kinlochleven		GIS Site Ref: 470 Pre-MIR Site Ref: H1 MIR Site Ref: KNH3
Site Name: Greenspace Between Foyers and Lismore Roads	OS Grid Ref: 218497; 761804	Site size (ha): 0.3
Source of site suggestion: Existing Local Plan allocation	Site History (local plan and planning applications): No applications	
Current Use: Open Space	Proposed Use: Housing	MIR Status: Non-preferred

Location Plan



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SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2 ha.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel			

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	travel and public transport? What will the proposals impact on carbon emissions?	connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development would be fairly low density. However, it would be within a concentrated area of housing and there may be scope for connection to a heat network.		
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Most of the site has been identified as being at risk of surface water flooding and there is a small watercourse along the site boundary. However it appears that the surface water flood extent may be picking up the channel of the small	A FRA may be required to assess the impact from the small watercourse. DIA recommended	

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			watercourse so there may be a pluvial/fluvial interaction.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Potential loss of amenity trees on boundary of site.		

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Given the nature of the habitat there may be a potential loss of designated interests.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the	- Proposal would have a minor negative effect on a habitat corridor or network for		Retain boundary trees and integration of a green network.	

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	proposal – will it result in habitat fragmentation or greater connectivity?	movement of wildlife, or on a BAP priority habitat			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited built form surrounding and relatively flat land.			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	New road network required to access additional housing development.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	Requirement to change road network. May affect the existing conformity of the settlement pattern.		

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8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p>	<p>Current roll for Kinlochleven High School is 57% and is set to steadily increase to 70% by 2028/29.</p> <p>Current roll for Kinlochleven Primary School is 45% set to slightly increase to 46% by 2028/29.</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance</p>	<p>Overhead electricity lines run through the centre of the site.</p>	<p>Carefully sited development.</p>	
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>			
9c	<p>Is there capacity in local Water</p>	<p>0 – WTW and STW have sufficient spare capacity to</p>	<p>WTW spare capacity is 214 units. WWTW</p>		

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SEA SITE ASSESSMENTS FOR LOCHABER**

	Treatment Works (WTW) and Sewerage Treatment Works (STW)	accommodate development	spare capacity is 127.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Access, infrastructure issues. Loss of quality useable open space.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Limited to construction jobs during building.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open	-- Proposal would have a significant negative impact on quality and/or quantity of open			

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	space?	space			
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route	Development of the site would disrupt the settlement character and pattern of the series of open spaces fronting main routes and along the riverside.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any	0 = No record of contaminated			

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	contaminated soils issues on the site and if so, will the proposal reduce contamination?	soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does	0= Site is not on high quality agricultural soils or croft land	LCA is 8.8. Not good agricultural quality.		

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	the proposal directly affect good quality agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution	0= Site is not potentially suitable site for waste management activities			

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	uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Site and settlement lie within the Ben Nevis and Glencoe NSA.	Careful siting and design of development.	
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site may have a minor negative impact on a listed building and/or its wider setting	The site lies adjacent to a grade C listed building.	High quality design.	?? = Unknown
16d	To what extent will the proposal affect any Conservation Areas?	- Development of site may have a minor negative impact on a conservation area and/or its wider setting	There have been high level discussions regarding the potential for this area of Kinlochleven to be desingated as a conservation area as a purpose built village to service the former smelter. Development here should, therefore, be sensitive		

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			to the grain, form and layout of the adjacent settlement		
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	HER designations within the centre of the site.	Potential for improved access and developer contributions to further investigation of these interests.	

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Kinlochleven		GIS Site Ref: 15 Pre-MIR Site Ref: H3; Cfs KN4 MIR Site Ref: KNLT1
Site Name: Wades Road	OS Grid Ref: 219187; 761903	Site size (ha): 1.3
Source of site suggestion: Existing Local Plan allocation. Rio Tinto Alcan: Mixed Use.	Site History (local plan and planning applications): 03/00374/OUTLO Erection of House (southern part of the site) Refused.	
Current Use: Open Space & Woodland	Proposed Use: Housing/Mixed Use	MIR Status: Preferred for Long term housing

Location Plan



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SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A number of small unnamed, non-baseline watercourses lie adjacent to the site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	Small watercourses exist to the northern end of the site.	6m buffer to watercourses.	

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	The site is < 2 ha.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed	The site located fairly close to the village centre (approx. 300m) with core paths	Promote active travel links to the village centre.	

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	travel and public transport? What will the proposals impact on carbon emissions?	use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	surrounding the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	This type of concentrated housing development may be likely to have a high heat demand and suitable to connect to a future heat source supply.	Potential to link site to future industrial use.	+ Development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The site is adjacent to the flood extent of the River Leven and appears to be relatively flat. Therefore it is likely that parts of the site may be within the functional flood plain. The risk from the small watercourses should be included as part of the FRA as there is a history of small	FRA required determining flood extent and developable area. 6m buffer to watercourses.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk 0 = Requirement for buffer around small watercourse will address flood risk

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			watercourse flooding in the vicinity of the site		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on Natura 2000 sites because there is no link or pathway between them and the qualifying interests		

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required		and it would not otherwise undermine the conservation objectives of any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	Adjoins the Leven Valley Site of Special Scientific Interest (SSSI), notified for woodland and geological features.	Do not allow development to encroach upon SSSI designation.	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	- - Development of site would result in significant loss of non designated interests	Site almost completely wooded and on NWSS as high nativeness and semi-naturalness. CWR policy would apply.	Integrate green network.	- Development of site would result in minor loss of non designated interests

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Given the sites habitat, as almost entirely wooded with the presence of multiple watercourses it is likely that their will be a number of habitats/protected species.	Developer requirement for protected habitat/ species survey.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	- Development of site would have a minor negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated	It adjoins the River Leven Section Geological Conservation Review (GCR) site, and is within the Lochaber	Ensure no adverse effects.	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal

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			Geopark.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat		Integration of a green network within the site/boundary of the site.	-Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. West or west facing slope to the North and South facing slope to the south. Opportunity to provide shelter belts etc.	Opportunity for solar gain in the southern part of the site.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by upgrading existing road network	Additional road network from existing adjacent housing development.	Subject to junction improvements at B863/Wades Road and access from the public road.	

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7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	See 7a.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll for Kinlochleven High School is 57% and is set to steadily increase to 70% by 2028/29. Current roll for Kinlochleven Primary School is 45% set to slightly increase to 46% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines traverse the site to the North. Spoil heap lies offsite within 250m to the south (LO-WDS-1012 centred at NGR 219117: 761717) however this is not considered to pose as an offsite gas risk.		
9b	What level of work would be required to	0=Public water/waste water and mains connection available on			

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	connect to a public water supply and waste drainage system?	site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 214 units. WWTW spare capacity is 127.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Overhead lines, potential contamination and access issues, woodland cover. No developer interest since previous plan allocation.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Jobs limited to construction phases due to the nature of proposed development use.		

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Not recognised as an area of quality usable open space however it may provide an informal recreational asset.	Open space for new residential developments should be required as per Open Space in New Residential Development SG.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks		Integration of green network, replacement planting.	0 = Utilises or is in close proximity to existing connections
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities		Ensure permeability of the site and maintain connection to surrounding core paths/public transport links.	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities
Waste and Natural Resources					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Spoil heap lies offsite within 250m to the south (LO-WDS-1012 centred at NGR 219117: 761717) however this is not considered to pose as an offsite gas risk.	Further assessment may be required.	
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	LCA is 8.8 and not of good agricultural quality. There is no evidence of the site being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		Provide recycling facilities on site.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Due to the residential use of the development.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and	-Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site and entire settlement lies in the Ben Nevis and Glen Coe National Scenic Area.	Careful layout, siting and design could reduce the impact on the surrounding area.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	Special Landscape Areas?				
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density		Must comply with existing/adjacent layout of development.	

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15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery		Development should fit into the existing pattern and layout of development. Sensitive to adjacent natural heritage designations and woodland.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	+ Proposal is within walking	The site is located	Promote active travel	+ Proposal is within close distance

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	fairly centrally within the village. There is a core path 80m from the southern boundary of the site. A bus stop and route is located 350m to the west of the site.	links to public transport.	of facilities or presents a mixed use proposal which will enable a local scale positive impact on further use of active travel choices and use of public transport.
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	This development may be likely to have a high heat demand. However, there is limited scope for future source of heat supply.	Investigate future opportunities to connect to a heat network	
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small area at risk of pluvial flooding on the site at the eastern boundary. Small watercourse (Allt Beag) along the north boundary of the site; Small watercourse (Allt An t-Sheilich) adjacent to the east of the site.	Additional information or a FRA should be provided. Careful siting of development. Appropriate drainage alleviation measures.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk 0 = Requirement for buffer around small watercourse will address flood risk

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			Site may be at risk of flooding. Additional information or a FRA should be provided.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site is located within 119m north east of the Onich to North Ballachulish Woods Special	Careful siting and design to correspond and protect/enhance special qualities of this designation.	

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required		Conservation Area.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The site is located within 119m north east of the Onich to North Ballachulish Woods and Shore SSSI (mixed designation).	Careful siting and design to correspond and protect/enhance special qualities of this designation.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	- Development of site would result in minor loss of non designated interests.	Site includes a small section of native and ancient woodland to the eastern boundary.	Sensitive siting design close to woodland.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal.

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Close to trees and woodland.	Integrate green network on the eastern boundary of the site.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the	- Proposal would have a minor negative effect on a habitat corridor or network for	Nature of site currently as agricultural/vacant	Integration of open space and connection to green network.	- Proposal would have a minor negative effect on a habitat corridor or network for

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	proposal – will it result in habitat fragmentation or greater connectivity?	movement of wildlife, or on a BAP priority habitat	land.		movement of wildlife, or on a BAP priority habitat.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ + Sheltered by topography and vegetation, south facing, gradual slope	Tree belt surrounding site the majority of the site.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.			
7b	Are there any access constraints or opportunities?	-Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	New access road required into the site. Potential to connect through existing housing development. Previously proposed access from the south	Mitigation to loss of trees by careful siting of access.	

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			west of the site, may mean new linking access road necessary. This may mean a potential loss of trees.		
8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension.	Current roll at St Brides Primary School is 72% of capacity and is forecasted to steadily increase to 92% by 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=Proposal is unlikely to be affected by physical or bad neighbour constraints	Overhead electricity lines traverse the southern section of the site and also lie directly adjacent to the north boundary. However, the lines adjacent to the northern boundary of the site are 11kv and may have positive effects enabling		

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			simple electricity connection to new development.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future.	The site is currently allocated in existing local plan for housing development. There seems to be no ownership, physical contamination, deficit funding or infrastructure constraints identified.		
9e	Is the proposal likely to result in a net	0 =no net economic benefits	Site is limited to residential use.		

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	economic benefit, in particular creation of employment opportunities?		Construction period is likely to support employment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Currently not used by the public.	Open Space Requirement for Residential Developments SG must be complied with to provide quality usable open space.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths,	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities		Extend active travel connections through the site.	

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	coastal paths and rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land.	Land capability assessment is 4.2 and classed as good status. There is no evidence of the land being under crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Residential waste.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill.
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of	Careful siting and design of development.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	Scenic Areas and Special Landscape Areas?		Ballachulish and forming a logical expansion area it is unlikely to have any adverse affect on the special qualities of the area.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement	The site is centrally located within the settlement and surrounded by built development to the South.	Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.

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	townscape and character of surrounding area?	pattern and density.			
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery.	Ballachulish lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site is visible from a number of middle distance views within the village it is unlikely to impinge upon longer distance views of the mountains.	Additional tree planting to filter views of the development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	Site is located m south west of a prehistoric ritual site NNE of Hotel.	Careful siting and design.	

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	Encourage active travel links to sites.		+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites and/or minor enhancement of the setting of a locally important archaeological site.
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal could result in minor access improvements to the historic environment features within or close to the site	Potential for better connection to HER sites through integration of paths and green network.	Encourage permeability of the site and integration of a green network to the wider countryside.	

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Settlement: Glenachulish		GIS Site Ref: 23 Pre-MIR Site Ref: BH6, 8, 2, 5, 10. MIR Site Ref: BHM1; BHM2
Site Name: BH6 & 8- Land adjacent to A82/A828 at Glenachulish (west). BH2, 5 & 10- Land adjacent to A82/A828 at Glenachulish (west)	OS Grid Ref: 204,441; 759,245	Site size (ha): BH6/8- 2.3. BH2/5- 4.6. BH10- 1.1.
Source of site suggestion: B6 - Call for Sites Submission- Morrison Construction. B8- CfS- Linden Homes. BH5-CfS- Morrison Construction. BH2- CfS-Linden Homes. BH10- Tuillimet Farmers.	Site History (local plan and planning applications): BHM2 (east) -Erection of 9 houses with access road 08/00112/FULLO-withdrawn. BHM3 (west) 03/00063/OUTLO Erection of House.	
Current Use: Open Space	Proposed Use: Residential / Community/ Business/ Tourism (Mixed Use).	MIR Status: Preferred (Mixed Use)

Location Plan

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result	0= Development is unlikely to have any effects on the water environment.			

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	in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site is located fairly distant from the centre of the village, considerably outwith the SDA. There is a core path and bus route located directly adjacent to the southern boundary of the site. The nearest bus stop lies within 250m of the site. A	Promote active travel links to public transport and to the centre of the village. Potential to extend the settlement development area.	+ Proposal is within close distance of facilities or presents a mixed use proposal which will enable a local scale positive impact on further use of active travel choices and use of public transport.

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			national cycle network lies to the immediate south west of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Unknown if there is a heat supply source which the development can utilise.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk.	SEPA's surface water hazard map shows the site to be at risk in the south west corner adjacent to the existing roundabout on the A82/A828. Site is adjacent to the coast, for information the 1 in 200 year coastal still water level for the area is 4.53mAOD based on the CFB method. Topographic information may be required to show the site is above the 1 in 200 year level.	FRA and management of surface water flooding issues may be required.	

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3b	Could development of the site impact the risk of flooding elsewhere?	0= Development of the site will not result in a risk of flooding elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.	Site is located 390m north of the Glen Etive and Glen Fyne Special Protection Area.		

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	Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal.	Designated interests surround the site to the south and east. Forestry officers categorised site BH5 as Amber and the rest of the site with no concern.	Holdback from woodland to the south-eastern side of the site.	

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	Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site is located adjacent to native ancient trees/woodland and near the coast; therefore there will be a great diversity of habitats.	Protected species survey may be required.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Nature of site is densely vegetated by mature trees.	Integration of open space and connection to green network.	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.

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	fragmentation or greater connectivity?				
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	On coast, limited vegetation cover for shelter.	Encourage planting to filter development and to provide shelter.	
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.	Investigate strain on road by existing residential development.	May require provision of additional passing places through developer contributions.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	Requirement for new access road.		
8	Education Is there capacity in	- Primary and/or secondary school are at or over actual or forecasted capacity but there is	Current roll at St Brides Primary School is 72% of capacity and		

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	relevant primary school and secondary school?	scope for an extension.	is forecasted to steadily increase to 92% by 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water	0 =WTW and STW have sufficient spare capacity to accommodate	Sufficient spare capacity in WTW		

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	development.	(2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is not currently allocated in existing local plan. There may be potential constraints with impact on surrounding native woodland designations and access provision, as well as the development being rather large scale and located outwith the settlement development area. However, there seems to be no ownership, physical contamination, deficit funding or infrastructure constraints identified.		
9e	Is the proposal likely to result in a net economic benefit, in	+ Some net economic benefits, including creation of permanent and/or temporary skilled or	By its nature a mixed use allocation will result in economic		

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	particular creation of employment opportunities?	unskilled jobs.	benefits and the creation of jobs. Without any specific proposals at this stage it is unknown what the extent of economic benefits and number of jobs created could be. There is also potential with the residential element of proposals to create a sustainable live, work, play environment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	The site is currently green space, and therefore built development will detract from open space and amenity value of the site.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.	Encouragement of paths/active travel links through the development.	Retention of many trees/open space amenity characteristics.	

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			

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11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Site is located on high quality agricultural soils	Land capability assessment is 4.2, which is good status. There is no evidence of the land being under crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Development of remaining parts of site likely to result in additional waste,	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill.

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			some of which is likely to go to landfill.		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities.	Due to mixed use and due to limited scale of site it may not be suitable for waste management activities.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p>	<p>The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of Ballachulish it is unlikely to have any adverse affect on the special qualities of the area.</p>	<p>Careful siting and design of built development to fit into existing settlement pattern and form. Also respect surrounding topography and views.</p>	
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>			

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15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	The site is centrally located within the settlement and surrounded by built development, however it is outwith the SDA.	Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density. Expansion of SDA to cover this site.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery.	Ballachulish lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site is visible from a number of middle distance views within the village and behind existing development from the roadside it is unlikely to impinge upon longer distance views of the mountains.	Additional tree planting to filter long distance views of the development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.

Cultural Heritage

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

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	Designed Landscape?	proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

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Settlement: North Ballachulish		GIS Site Ref: 3217 Pre-MIR Site Ref: B1/ BH4 MIR Site Ref: BHB1
Site Name: Adjoining Business Park.	OS Grid Ref: 205,305; 760011	Site size (ha): 0.4
Source of site suggestion: Call for Sites Submission- Scott Dingwall, HIE. Existing Local Plan Allocation	Site History (local plan and planning applications): No history of applications.	
Current Use: Vacant Land	Proposed Use: Residential	MIR Status: Preferred for Business

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment.			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	++ Proposal is within walking	The site is located	Promote active travel	

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	fairly centrally within the village. There is a core path 125m from the southern boundary of the site. A bus stop and route is located 337m to the north west of the site and adjacent to a national cycle network.	links to public transport.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand.	Development is likely to be fairly low density.		
3a	Flood Risk Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk.			
3b	Could development of the site impact the risk of flooding	0= Development of the site will not result in a risk of flooding elsewhere.			

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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and	0=Development of site would not result in any loss of non designated interests.			

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	individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site is located close to the coast and adjacent to open space/trees.	Further investigation may be required.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Nature of site is densely vegetated by mature trees.	Integration of open space and connection to green network.	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.
Site Deliverability/ Sustainability					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Relatively flat site. Tree cover on site, built form surrounding.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.			
7b	Are there any access constraints or opportunities?	-Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	New linking access road necessary. Potential for access through the existing industrial estate. This may mean a significant loss of amenity trees.	Retain amenity trees.	
8	Education Is there capacity in relevant primary school and secondary school?	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension.	Current roll at St Brides Primary School is 72% of capacity and is forecasted to steadily increase to		

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			92% by 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that are incongruous to the proposed use and could cause minor disturbance.	Overhead electricity lines traverse the western section of the site and also lie directly adjacent to the north boundary. Potential for easy connection of the site to infrastructure.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and	0 =WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit’s		

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	Sewerage Treatment Works (STW)		spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future.	The site is currently allocated in existing local plan for business development. There seems to be no ownership, physical contamination, deficit funding or infrastructure constraints identified.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs.	By its nature a business/industrial allocation will result in economic benefits and the creation of jobs. Without any specific proposals at this stage it is unknown what the extent of economic benefits and number of jobs created could be.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	The site is currently woodland, and therefore built development will detract from open space and amenity value of the site.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Encouragement of paths/active travel links through the development.	Retention of many trees/open space amenity characteristics.	
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	SEPA comments identified the potential for peat to be a limiting factor to development.	Submit Peat Management Plan. Careful siting of development.	

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land.	Land capability assessment is 4.2 and classed as good status. There is no evidence of the site being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill.
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable for waste management activities.	Unsure of proposals. Due to limited scale of site it may not be suitable for waste		

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	allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of Ballachulish it is unlikely to have any adverse affect on the special qualities of the area. However, the site is situated within the centre of the village	Careful siting and design of built development to fit into existing settlement pattern and form. Also respect surrounding topography and views.	

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			and within a relatively built up area, in which future sensitive development is unlikely to adversely affect the special landscape qualities of the area.		
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement</p>	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal	The site is centrally located within the settlement and surrounded by built development.	Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.	

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	boundaries, existing townscape and character of surrounding area?	contributes strongly to the settlement's sense of place in terms of pattern and density			
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery.	Ballachulish lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site is visible from a number of middle distance views within the village and behind existing development from the roadside it is unlikely to impinge upon longer distance views of the mountains.	Additional tree planting to filter views of the development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting.	Directly adjacent to site containing Scheduled Monument-prehistoric ritual site	10m setback from the SAM. Developer requirement for buffer planting to screen development	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.

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			NNE of Hotel.	from site of SM. Hydrological assessment added to objectives.	
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal could result in minor access improvements to the historic environment features within or close to the site .		Encourage active travel links to designated sites.	

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Settlement: Glenachulish		GIS Site Ref: 3214 Pre-MIR Site Ref: BH3 MIR Site Ref: BHH5
Site Name: Land Opposite Bluebell Wood	OS Grid Ref: 204,441; 759,245	Site size (ha): 0.2
Source of site suggestion: Call for Sites Submission- Forestry Commission Scotland.	Site History (local plan and planning applications): No history of applications.	
Current Use: Woodland/Open Space	Proposed Use: Residential	MIR Status: Non-preferred for housing

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.			

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment.			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	+ Proposal is within walking	The site is located	Promote active travel	+ Proposal is within close distance

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	fairly centrally within the village. There is a core path 67m from the eastern boundary of the site. A bus route is located within 191m of the site and bus stop is located 670m to the north east of the site and the site is directly adjacent to a national cycle network.	links to public transport.	of facilities or presents a mixed use proposal which will enable a local scale positive impact on further use of active travel choices and use of public transport.
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand.	Site is limited to residential use and will be fairly small scale.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk.	SEPA's surface water hazard map shows the site to be at risk of pluvial flooding.	Appropriate drainage solutions i.e. SUDs.	
3b	Could development of the site impact the risk of flooding	0= Development of the site will not result in a risk of flooding elsewhere.			

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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and	-- Development of site would result in significant loss of non designated interests	Relatively heavily tree site. Forestry officers categorised in amber category. Site is located within an area of native woodland with PAWS adjacent to the site.	Holdback from retained trees.	- Development of site would result in minor loss of non designated interests

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	individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Site is located within native ancient trees/woodland and near the coast; therefore there will be a great diversity of habitats.	Protected species survey may be required.	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Nature of site is densely vegetated by mature trees.	Integration of open space and connection to green network.	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Tree cover on site, built form surrounding.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.	Investigate strain on road by existing residential development.	May require to be provision of additional passing places through developer contributions.	
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Extension of existing access road.	See above.	
8	Education Is there capacity in relevant primary school and	- Primary and/or secondary school are at or over actual or forecasted capacity but there is scope for an extension.	Current roll at St Brides Primary School is 72% of capacity and is forecasted to		

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	secondary school?		steadily increase to 92% by 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works	0 =WTW and STW have sufficient spare capacity to accommodate	Sufficient spare capacity in WTW (2000+) but WWTW is		

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	(WTW) and Sewerage Treatment Works (STW)	development.	limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is not currently allocated in existing local plan for business development. There is issues with native woodland designations however, there seems to be no ownership, physical contamination, deficit funding or infrastructure constraints identified.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 =no net economic benefits	Site is fairly small scale and limited to residential use. Construction period is likely to support employment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	The site is currently woodland, and therefore built development will detract from open space and amenity value of the site.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.	Encouragement of paths/active travel links through the development.	Retention of many trees/open space amenity characteristics.	
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	As identified by SEPA.	Peat Management Plan. Careful siting of development.	

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Land capability assessment is 5.1. There is no evidence of the land being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill.	Provide recycling facilities within or adjacent to site.	- Could cause an increased amount of waste going to landfill.
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable site for waste management activities.	Due to residential use and due to limited scale of site it may not be suitable for waste		

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	allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of Ballachulish it is unlikely to have any adverse affect on the special qualities of the area.	Careful siting and design of built development to fit into existing settlement pattern and form. Also respect surrounding topography and views.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	Non designated landscape features and key landscape	0 = Location, scale or nature of proposal unlikely to have any			

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	<p>interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	The site is centrally located within the settlement and surrounded by built development.	Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.
15c	<p>To what extent will the proposal be visually intrusive?</p>	- Proposal may be visually intrusive in wider general scenery.	Ballachulish lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site	Additional tree planting to filter views of the development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.

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			is visible from a number of middle distance views within the village and behind existing development from the roadside it is unlikely to impinge upon longer distance views of the mountains.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	Encourage active travel links to sites.		
16c	To what extent will the proposal affect any listed buildings	0 = Will not impact any listed buildings due to nature, scale or			

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	and/or their setting?	location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Glencoe & South Ballachulish		GIS Site Ref: 205 Pre-MIR Site Ref: CfS/GC1 & B2 MIR Site Ref: GCB2; GCH1
Site Name: North of School	OS Grid Ref: 209888, 758997	Site size (ha): 1.1
Source of site suggestion: Mr Michael Chisholm on behalf of the Highlands Small Communities Housing Trust & Existing Local Plan allocation.	Site History (local plan and planning applications): Site not allocated in the existing plan. Lies Adjacent to B2 site. Single House Permission East of Site 15/02050/FUL.	
Current Use: Agricultural	Proposed Use: Business; Housing.	MIR Status: Preferred for business and housing.

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	The site lies to the east of Loch Leven. Its water body status is good. There is a small unnamed water body passing through the site, however this water body is non-baseline and therefore is not identified in the RBMP.		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	-Development could have a localised minor negative impact on the water environment.	Part of the site (west) is within the coastal flood extent. The small watercourse is in a small depression. There is also likely pluvial flooding throughout the site. Ditch bounding the site to the east.	FRA will be required to determine design levels. Recommended drainage proposals should be submitted to indicate management of surface water. 6m buffer to watercourses.	0= With appropriate mitigation development is unlikely to have any significant effects on the water environment.
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies.	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	+ Proposal is within walking	The site lies within		

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	distance of existing centres population/services/transport connections and is close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	200m of the commercial centre of Glencoe and 35m North of the Glencoe Primary School. A core path lies adjacent to the western edge of the site with the nearest bus stop approx. 100m away.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand.			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The SEPA flood map shows that much of the site is at risk of coastal and pluvial flooding and is within a potentially vulnerable area m01/28.	FRA required to determine design levels. Drainage proposals should be submitted. 6m buffer to watercourses. Further discussion with flooding, roads departments' colleagues and Scottish Water	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain may address flood risk potential. Potential requirement for buffer around small watercourse.

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				regarding surface water hazard.	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site does not lie within the vicinity of any Natura 2000 sites and therefore they will not be affected.		

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	Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The site lies 400m north of Carnach Wood SSSI. However this site development will not affect this designation.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation	- Development of site would result in minor loss of non designated interests.	No designations exist within the vicinity of the site however boundary trees surround the site and enhance the sites amenity.	Development proposals should be considerate of the retention of amenity trees on site along with holdback to enhance the existing natural characteristics	0 = If mitigation is considered, unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			of the site.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Due to the sites close distance to water there is potential for protected species to be present including otters.	Protected species surveys may be required.	0 = Provided protected species surveys are undertaken and any required mitigation implemented there is unlikely to be any impact on protected species.
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a	The site is currently identified as low lying agricultural land, next to a water body. Therefore, it will form	Consideration of retention of habitat connectivity through sensitive design which enhances the	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP

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	result in habitat fragmentation or greater connectivity?	BAP priority habitat.	part of a wildlife and connectivity corridor. Development of the site is likely to result in some fragmentation of the corridor and habitat fragmentation.	connection to the water body. However as a result of built development it is likely that some habitat fragmentation will still occur.	priority habitat.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing flat site.		Shelterbelt planting to minimise exposure; encourage solar gain through design.	0 = Mitigation will allow the site to be partially sheltered by vegetation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	The site is bounded by a major road to the west, the B863. It can be easily accessed here from the South. However to the North Invercrow is fragile and must be considered for refurbishment before further development		

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			is encouraged at this location.		
7b	Are there any access constraints or opportunities?	+ Opportunity to improve local access issues	The existing local plan suggests access from the A861 and layout should incorporate the adjoining school site. This would improve connections to surrounding developments.	Access should be a careful design consideration to improve local access at this site and surrounding potential development areas as well as retaining and integrating watercourses and natural features within the development. Access from the main road to the west should be considered at an appropriate location which does not cause great loss of trees. Difference in levels from the road and site should also be considered.	+ + Opportunity to significantly improve widespread access issues.
8	Education Is there capacity in relevant primary school and	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to	Current roll at Glencoe Primary School is 36% of capacity and is forecasted to increase		

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	secondary school?	sustain school/s	to 98% by 2018/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and	0 = WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's		

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	Sewerage Treatment Works (STW)		spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Flooding and access/infrastructure issues. It has not yet been demonstrated that the site is free from ownership and deficit funding constraints. However, the site is an existing local plan allocation and therefore may be likely to be delivered within the LDP timeframe.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ Some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs.	The site is fairly small scale and majority residential use; however an element of business use at B2 has the potential to create a sustainable live/work environment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space.	Development of the site will result in an inevitable loss of open space. Due to the agricultural nature of this land however, it is currently unusable to the public.	The site is identified for 16 units and therefore should provide publically accessible open space provision as per Open Space in New Residential Development: Supplementary Guidance.	0 = Proposal would have a minor positive impact on the quality of open space provision. However, it would limit the quantity of open space due to built development.
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Dependant on design the proposal could encourage links from surrounding areas to the wider proposed green network to the west and north of the site.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Proposal will encourage links to core path to the direct western boundary of the site.		
Waste and Natural Resources					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	The site is entirely greenfield but is relatively small in size in the context of the village. However the site has low soil capability (5.1) and therefore has limited productive agricultural use.		-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			

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	or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of locally important croft land	The site is identified as being located within an ICAS claimed croft boundary. This may cause issues with ownership for any development of this site. However the site is of low land capability (5.1) and may not be suitable for agricultural use. ICAS claimed croft boundary includes the site and its wider context. This was highlighted by the GIS crofting layer and	Careful siting of development.	-With mitigation, due to scale could cause a minor loss of good or locally important croft land.

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			therefore is not fully accurate. History of planning applications indicate a single house was permitted recently, therefore there may be no crofting/ownership issues.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling bins for each property, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill.
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable site for waste management			

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	activities.			
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies fairly centrally within the built up area of Glencoe so it is unlikely to have any adverse affect on the special qualities of the area.	Careful layout, siting and design to not negatively impact upon special qualities of the surrounding landscape.	
15a	Non designated landscape features	0 = Location, scale or nature of	The site is some distance from any wild		

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>proposal unlikely to have any effects on qualities of landscape interest</p>	<p>land areas and unspoiled coast.</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density</p>	<p>The site is centrally located within the settlement and surrounded by built development to the South.</p>	<p>Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.</p>	<p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density</p>
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal would be visually intrusive in wider general scenery</p>	<p>Glencoe lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the</p>	<p>Additional tree planting and careful siting and design to filter views of the development.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal.</p>

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			village. Whilst the site is visible from a number of middle distance views within the village it is unlikely to impinge upon longer distance views of the mountains.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: Glencoe		GIS Site Ref: B1= 3211; H2= 3212 Pre-MIR Site Ref: B1, H2 MIR Site Ref: GCB1; GCH2; GCH3
Site Name: B1 Hotel & H2 South of A82.	OS Grid Ref: 209756, 758604	Site size (ha): 1.9ha
Source of site suggestion: Existing Local Plan Allocations	Site History (local plan and planning applications): B1: Proposed alternations and extensions to existing hotel including demolition of existing function suites, bar and bungalow. Erection of 80 bedroom extension, leisure facilities and provision of 1 retail unit- 06/00324/FULLO. H2: No history of planning applications.	
Current Use: B1 Hotel, H2 Agricultural Land.	Proposed Use: Business & Housing (10 units).	MIR Status: GCB1 Preferred for Business; GCH2 Preferred; GCH3 Non-preferred for housing

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and	0= Development is unlikely to have any effects on the status any water bodies.	An unnamed water body runs through the site; however this water body is non-baseline with a good status and therefore is not identified in the RBMP.		

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	Argyll Area Advisory Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	0= Development is unlikely to have any effects on the water environment	Although there is a water body within close vicinity of the site it is unlikely that any new river crossings or culverts would be required as a result of the development.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha in area.		
Climate Change					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	The site lies within 100m of the commercial centre of Glencoe. A core path and bus stop lies directly to the Northern boundary of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand.			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The SEPA flood map shows that a small part of the site to the North is at risk of coastal flooding and is within a potentially vulnerable area m01/28.	A FRA may be required to inform site layout.	0 = Flood Risk Assessment has indicated that appropriately considered built development/embankment protection will have no impact on flood risk.

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS.	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.	The Carnach Wood SSSI lies within the boundary of the site, at the southern edge. Therefore any development here is likely to impinge upon the special (biological) qualities of this area.	If taken forward, there is scope for the site boundary to be retracted exclude this SSSI designated section from the allocated site, with an appropriate set back buffer zone from the SSSI to development.	0 = If mitigation applied the proposal is unlikely to have any adverse impact on national or local natural heritage sites due to nature, scale or location of proposal.
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation	- Development of site would result in minor loss of non designated interests.	Native and ancient woodland is present within the site’s boundary, at the southern edge. Therefore any development here is likely to impinge upon the special qualities of	If taken forward, developer requirements should ensure these designations are not adversely affected. Again, retracting the site’s boundary may be beneficial	0 = If mitigation applied the proposal is unlikely to be any adverse impact on important trees or woodland due to nature, scale or location of proposal.

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	Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		the area.	alongside applying an appropriate setback buffer zone to the development. There may be potential to integrate a green network to the south of the site to protect and enhance views and designations. A development brief of masterplan may be required to secure this.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Due to the presence of mature trees on the site there is potential for protected species to be present including bats.	Protected species surveys may be required.	0 = Provided protected species surveys are undertaken and any required mitigation implemented there is unlikely to be any impact on protected species.
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			
5f	How will habitat connectivity or wildlife corridors be	- Proposal would have a minor negative effect on a habitat	Considering the site's existing agricultural use and surrounding	May require a habitats survey.	0 = If mitigation applied, unlikely to be any impact on habitat connectivity due to nature, scale

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	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	corridor or network for movement of wildlife, or on a BAP priority habitat.	designations it is likely that the proposal will fragment habitat connectivity.	Incorporation of greenspace into the proposal and enhancement of the green network to the southern end of the site could reinforce a natural connection in the wider countryside to intact and enhance wildlife corridors.	or location of proposal.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with shelter from topography or vegetation to the South, creating shadow. North facing gradually sloped site.	Site is North facing with considerable shelter from higher highly vegetated land to the South.	Encouragement of solar gain through design.	-Site context is likely to limit preferable development potential despite mitigation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.	Site is located directly adjacent to the A82, visible on the approach into the village from the East.		

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7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Existing access to hotel could be utilised for future development.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Glencoe Primary School is 36% of capacity and is forecasted to increase to 98% by 2018/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints.	The Southern part of the site is traversed by a low voltage overhead electricity line.	Development set back from overhead electricity line or electricity line undergrounded.	- Presence of overhead line is likely to limit development potential despite mitigation.
9b	What level of work would be required to	0=Public water/waste water and mains connection available on			

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	connect to a public water supply and waste drainage system?	site or within 200m of the site.			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which may mean it is unlikely to be delivered in the early part of the LDP timeframe.	Flooding issues to the North. Heritage and infrastructure issues to the South. However, the site is an existing local plan allocation and therefore may be likely to be delivered within the LDP timeframe.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ Some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	The site is fairly small scale and majority residential use; however an element of business use at B1 has the potential to		

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			create a sustainable live/work environment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space.	Development of the site will result in an inevitable loss of open space. Due to the agricultural nature of this land however, it is currently unusable to the public.	The site is identified for 10 units and therefore should provide publically accessible open space provision as per Open Space in New Residential Development: Supplementary Guidance. This could enhance provision of quality open space on the site.	0 = Proposal would have a minor positive impact on the quality of open space provision. However, it would limit the quantity of open space due to built development.
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ If open space allocation delivered, the proposal will improve/enhance green network connectivity, or key access network and/or improved access to open space.	Delivery of existing open space allocation to the North and integration of open space provision through developer requirements.		

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Proposal will encourage links to core path to the direct northern boundary of the site. A bus stop exists to the north, within the boundary of the site.		
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			-Small scale use of greenfield land which cannot be mitigated.
11d	Will the proposal minimise demand on primary resources	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			

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	e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of locally important croft land	ICAS claimed croft boundary runs through the centre of the site, covering parts of the H2 and O allocations. This was highlighted by the GIS layer, and therefore is not accurate and should only be used as a guide.	Careful siting of development.	-With mitigation, due to scale could cause a minor loss of good or locally important croft land.
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste. However, there is a	Maintain recycling facilities adjacent to the site.	- With mitigation, the amount of waste going to landfill can be reduced.

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			recycling point directly adjacent to the site.	Provide recycling bins for each property, however there will still be some residual waste only suitable for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site.			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities			

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	Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Located within the Ben Nevis and Glencoe NSA. There is a prominent approach to this location from the south, and therefore any views should not be affected. In fitting with the existing pattern of development.	Scale and design of the development should be an important consideration. If this site is taken forward, developer requirements should ensure this view is not adversely affected. A development brief of masterplan may be required to secure this.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest,</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site is some distance from any wild land areas and unspoiled coast.		

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	including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density.	The site is centrally located within the settlement and within the SDA boundary and surrounded by built development to the north west.	Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.	+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery.	Glencoe lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site is visible from a number of middle distance views within the village, due to its relatively flat topography it is	Additional tree planting and careful siting and design to filter views of the development.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.

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			unlikely to impinge upon longer distance views of the mountains.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal.			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to			

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		nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal.			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			

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Settlement: Glencoe		GIS Site Ref: 3207 Pre-MIR Site Ref: H3 MIR Site Ref: GCLT1; GCH4; GCH5
Site Name: South of Filling Station	OS Grid Ref: 209949, 758606	Site size (ha): 1.1
Source of site suggestion: Existing Local Plan allocation	Site History (local plan and planning applications): No history of planning applications.	
Current Use: Agricultural	Proposed Use: Housing (10 units)	MIR Status: GCLT Preferred Long Term Housing; GCH4 Non-preferred; GCH5 Non-preferred

Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	There is no water body within or immediately adjacent to the site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment.	adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies.	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	0= Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on	The site is located within 100m of the commercial centre of Glencoe. A core path	Extension of bus route, provision of stops within or adjacent to the site	+ Proposal is within close distance of facilities which will enable a local scale positive impact on further use of active travel

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	travel and public transport? What will the proposals impact on carbon emissions?	travel/access provision and CO2 emissions.	lies adjacent to the northern boundary of the site. The bus route does not extend to the north of this site. However, a bus stop lies within 100 m of the site.	boundary. If not, footpath should be provided under developer requirements to the nearest bus stop.	choices and use of public transport.
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand.	Development too small scale and low density to have a high heat demand.		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk.	The SEPA flood map shows that a small section of the northern part of the site is likely to be affected by pluvial flooding. The site is therefore likely to be at risk of surface water flooding.	This could be managed by appropriate drainage methods. As the site is situated at the bottom of a steep slope the potential for surface water run off from upslope to impact on the site should also be considered.	0= If mitigation applied, the site should be protected from surface water flooding.
3b	Could development	- Development of the site could	As identified by SEPA.	Further consultation	- Development of the site is likely

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	of the site impact the risk of flooding elsewhere?	result in a small increased risk of flooding elsewhere.		with Scottish Water, flood prevention and roads department colleagues. FRA may be required as could flood police station across the road, a detailed DIA will determine this.	to result in a small increased risk of flooding but not affect sensitive receptors.
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.			

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	<p>affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>				
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated.</p>	<p>The Carnach Wood SSSI lies within close proximity to the southern boundary of the site. Therefore, any development may be at risk of adversely affecting the special qualities of this area.</p>	<p>Careful consideration of siting and design of development to not impinge upon views. There must be an appropriate set back buffer zone from this designation to development.</p>	<p>0 = If mitigation applied the proposal is unlikely to have any adverse impact on national or local natural heritage sites due to nature, scale or location of proposal.</p>
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands</p>	<p>- Development of site would result in minor loss of non designated interests.</p>	<p>Native and ancient woodland is present within the site’s boundary, at the southern edge. Therefore any development here is likely to impinge upon the special qualities of</p>	<p>If taken forward, developer requirements should ensure these designations are not adversely affected. Again, retracting the site’s boundary may be beneficial alongside applying an</p>	<p>0 = If mitigation applied the proposal is unlikely to be any adverse impact on important trees or woodland due to nature, scale or location of proposal.</p>

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	Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		the area.	appropriate setback buffer zone to the development. There may be potential to integrate a green network to the south of the site to protect and enhance views and designations. A development brief of masterplan may be required to secure this.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Due to the presence of mature trees on the site there is potential for protected species to be present including bats.	Protected species surveys may be required.	0 = Provided protected species surveys are undertaken and any required mitigation implemented there is unlikely to be any impact on protected species.
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the	- Proposal would have a minor negative effect on a habitat corridor or network for	Considering the site's existing agricultural use and surrounding designations it is likely	May require a habitats survey. Incorporation of	0 = If mitigation applied, unlikely to be any impact on habitat connectivity due to nature, scale

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	proposal – will it result in habitat fragmentation or greater connectivity?	movement of wildlife, or on a BAP priority habitat.	that the proposal will fragment habitat connectivity.	greenspace into the proposal and enhancement of the green network to the southern end of the site could reinforce a natural connection in the wider countryside to intact and enhance wildlife corridors.	or location of proposal.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with shelter from topography or vegetation to the South, creating shadow. North facing gradually sloped site.	Site is North facing with considerable shelter from higher highly vegetated land to the South.	Encouragement of solar gain through design.	-Site context is likely to limit preferable development potential despite mitigation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network.	Site is located directly adjacent to the A82, visible on the approach into the village from the east.		
7b	Are there any access	- Limited opportunity/ large	New access from trunk	Potential access	+Opportunity to improve local

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	constraints or opportunities?	amount of work to connect with existing road network and/or - Constraint to access that can be mitigated.	road may be required.	improvement at a local scale between H2 and H3 sites. There should be careful consideration for this provision as this access road lies on the immediate boundary of designated areas.	access issues
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Glencoe Primary School is 36% of capacity and is forecasted to increase to 98% by 2018/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site	- Some servicing constraints.	The northern section of the site is traversed by a low voltage overhead electricity line.	Development set back from overhead electricity line or electricity line undergrounded.	- Presence of overhead line is likely to limit development potential despite mitigation.

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	etc.)				
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Secondary water supply available within close proximity of the site. Mains water supply approx. 200m from site. Sewage network 65m from site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 =WTW and STW have sufficient spare capacity to accommodate development.	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which may mean it is unlikely to be delivered in the early part of the LDP timeframe.	Flooding issues to the North. Heritage and infrastructure issues to the South. However, the site is an existing local plan allocation and therefore may be likely to be delivered within the LDP timeframe.		

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9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 = No net economic benefits	Development is limited to housing. Construction period is likely to support employment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space.	Development of the site will result in an inevitable loss of open space. Due to the agricultural nature of this land however, it is currently unusable to the public.	The site is identified for 10 units and therefore should provide publically accessible open space provision as per Open Space in New Residential Development: Supplementary Guidance. This could enhance provision of quality open space on the site.	0 = Proposal would have a minor positive impact on the quality of open space provision. However, it would limit the quantity of open space due to built development.
10b	To what extent will the proposal contribute to greater connectivity of open	+ If open space provision is met, there will be considerable improvement/enhancement to green network connectivity or	Opportunities for development of open spaces incorporated into the development	Requirement for development of green networks.	

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	space?	key access network and/or improved access to open space.	to connection to the wider green network.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities		Proposal should encourage links to the core path to the direct northern boundary of the site.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal.			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site.			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land.	The site is entirely greenfield but is relatively small in size in comparison to the		-Small scale use of greenfield land which cannot be mitigated.

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			context of Glencoe.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability assessment of 6.1 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal help meet the Zero	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site,	- Could cause an increased amount of waste going to landfill

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	Waste Plan targets?			however there will still be some residual waste only suitable for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning	0= Site is not potentially suitable for waste management activities.	Intended uses on the site are residential therefore it is not potentially suitable for waste management activities.		

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	Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities.	Located within the Ben Nevis and Glencoe NSA. There is a prominent approach to this location from the south, and therefore any views should not be affected.	Scale and design of the development should be an important consideration. If this site is taken forward, developer requirements should ensure this view is not adversely affected. A development brief of masterplan may be required to secure this.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.
15a	<p>Non designated landscape features and key landscape</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape	The site is some distance from any wild land areas and		

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	<p>interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	interest.	unspoiled coast.		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density.</p>	<p>Historic Environment Team highlight that this site lies outwith the existing historic settlement pattern on croftland.</p>	<p>Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.</p>	<p>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape</p>
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal would be visually intrusive in wider general scenery.</p>	<p>Glencoe lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the village. Whilst the site</p>	<p>Additional tree planting and careful siting and design to filter views of the development.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal.</p>

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			is visible from a number of middle distance views within the village, due to its relatively flat topography it is unlikely to impinge upon longer distance views of the mountains.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal.			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			

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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal.			
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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	There are no water bodies located within or adjacent to the site.		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment.	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	+ Proposal is within walking	The site lies within the	Promote active travel	

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	<p>range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?</p>	<p>distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.</p>	<p>central commercial area of South Ballachulish and is connected by existing footways, from the co-op site. A core path lies directly to the north and east of the site, with a bus route to the south with a bus stop 79m away. The site is 600m to the Ballachulish Primary School.</p>	<p>links to existing public transport provision.</p>	
2b	<p>For developments likely to have a high heat demand is there potential for the development of a heat network?</p>	<p>0=Development unlikely to have high heat demand.</p>	<p>Development too small scale and low density to have a high heat demand.</p>		<p>-- Development likely to have a very high heat demand but location is very distant from any current or planned future source of heat supply</p> <p>- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply</p> <p>0 Development unlikely to have high heat demand</p> <p>+ development likely to have a high heat demand and is close to</p>

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					planned source of heat supply + + development likely to have a high heat demand and is close to an existing source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known medium pluvial flood risk.	SEPA's surface water hazard map shows the site to be at risk.	Surface water flood risk can be managed via appropriate drainage methods. FRA may be required.	0 = Surface water management may address flood risk.
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere.			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will	0 = Unlikely to be any impact on	The site lies approx.		

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	<p>the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</p>	<p>a Natura 2000 site due to nature, scale or location of proposal.</p>	<p>560m North east of Glen Etive and Glen Fyne Special Protection Area.</p>		
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.</p>	<p>The Carnach Wood SSSI lies 560m to the east of the site.</p>		
5c	<p>To what extent will the proposal impact</p>	<p>0 = Unlikely to be any impact on important trees or woodland</p>	<p>Native woodland is located 50m south</p>		

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	non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	due to nature, scale or location of proposal	east of the site.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal.			

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	proposal?				
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat.	Tree belt bounds the eastern edge of the site, providing many diverse habitats and wildlife corridors.	Ensure tree belt is reinforced which perhaps the need for a set back buffer zone to development. Development should seek to enhance wildlife corridors and links from the site to the wider countryside through connection to the wider green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal.
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography, vegetation and surrounding built environment. Flat site.			
7a	Road network capable of accommodating	0 = Proposal would be easily accommodated by existing road			

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	traffic generated?	network.			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access.	Access road provision easily accommodated through back of co-op development.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Ballachulish Primary School is 62% of capacity and is forecasted to decrease to just over 50% between 2018 and 2022 then begin to slowly rise to around 60% 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses	0= Proposal is unlikely to be affected by physical or bad neighbour constraints			

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	(e.g. quarry, wind farm, landfill site etc.)				
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Sewage pipe runs through the centre of the site, with water mains within 40m of the site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0=WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ + Part of the site (to the north) has planning permission and is currently under construction and likely to be completed within the LDP timeframe. Middle section of the site designated as single house plot.	The site is currently allocated as MU, a mixed use allocation in the existing LDP. Part of the site to the south as been developed as retail- co-op store, therefore this section can be removed if the remainder of the site is taken forward. There are no	Request contaminated site investigation.	+ The site is likely to be free from constraints, with a section of the site at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future.

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			constraints with ownership, deficit funding or infrastructure however, there is potential for contaminated land given the historical nature of the site as a garage and former railway yard.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 = No net economic benefits.	Site is fairly small scale and limited to residential use. Construction period is likely to support employment.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	Site is current hard landscaped vacant land.		
10b	To what extent will	+ Improves/enhances green	Development will		

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	the proposal contribute to greater connectivity of open space?	network connectivity, or key access network and/or improved access to open space.	encourage integration of open space/ soft landscaping to filter development in the landscape and improve access to adjacent open space allocations, connecting the site to the wider green network of the village.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.	The site lies to the south and west of the core path network, with the centre of the village to the south. This provides an opportunity for the site to provide additional active travel connections. This however may be limited due to the residential use proposed.	Protect and enhance access to the core path through the development. Maintain and extend pedestrian links that currently come up to the site boundary.	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities.
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land	+ Minor redevelopment of			

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	present onsite?	brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on former garage/railway yard site.	Site Investigation may be required.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land.			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal.			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land.			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Could cause an increased amount of waste going to landfill.
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable for waste management activities	Intended uses on the site are residential therefore it is not		

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		potentially suitable for waste management activities.		
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of Ballachulish it is unlikely to have any adverse affect on the special qualities of the area.	Developer requirements for sensitive siting, scale and design to conform with surrounding topography and landscape.	
15a	Non designated landscape features	0 = Location, scale or nature of			

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>proposal unlikely to have any effects on qualities of landscape interest.</p>			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density</p>	<p>The site is located at a strategically important location from the trunk road to the North, and is visible on approach to the village. The development fits into the wider context of the village due to its central location and residential density proposed.</p>	<p>Siting and design of residential properties must conform to existing settlement pattern in terms of scale and design.</p>	
15c	<p>To what extent will</p>	<p>0 = Unlikely to be any visual</p>	<p>The development is</p>		

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	the proposal be visually intrusive?	impact due to nature, scale or location of proposal.	also sensitive to surrounding views due to its flat topography.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal.	The Cnocan Dubh Fort is located within approx. 200m north west of the site.	Careful consideration of siting and scale.	
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal.	No issues were identified by the historic environment team. However, ancient monuments exist within the site such as Ballachulish Station Engine Shed, and adjacent to the site boundary to the south Ballachulish Station.	Consider careful siting to retain these features, if they are still existing- may have been redeveloped for co-op store.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal.	Listed building located 75m to the North of the site.		

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal.			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal.			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal.			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site.	May provide opportunity to bridge a gap and improve active travel connections, link up the settlement to		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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			connect the village from the south to north.		
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WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA SITE ASSESSMENTS FOR LOCHABER

Settlement: South Ballachulish		GIS Site Ref: 183 Pre-MIR Site Ref: CfS/BH1 & CfS/BH9 MIR Site Ref: BHH3
Site Name: West Laroch South	OS Grid Ref: 207980; 758142	Site size (ha): 1.1
Source of site suggestion: Don Nicholass-McKee on behalf of Chiscot Ltd	Site History (local plan and planning applications): Southern part of site allocated from housing, the remainder of the site allocated for open space. No history of planning applications.	
Current Use: Agricultural	Proposed Use: Housing & Village Park	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	The River Laroch is directly adjacent to the Eastern boundary of the site. Its water body status is good. The allocation is therefore not expected to affect the status of this water body.		

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1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	0= Development is unlikely to have any effects on the water environment.	Although the River Laroch is directly adjacent to the site it is unlikely that any new river crossings or culverts would be required as a result of the development.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha in area.		
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	+ Proposal is within walking	The site lies within		

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	range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport.	400m of the commercial centre of Ballachulish.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0= Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk.	The SEPA flood map shows that much of the site is at risk of fluvial flooding. The FRA indicates that the majority of the site is located above the 0.5% AEP fluvial dominated and tidal dominated flood levels, and is	A 6m buffer between built development and the river will be required to be consistent with the Council's supplementary guidance on flooding and drainage impact assessments. Reliance on the	- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks. Southern section of the site is feasible for development.

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			<p>considered suitable for development. The northern part of the site is lower-lying and may be affected by flooding in both the fluvial and tidal dominated scenarios. The FRA mentions alleviation of this flood risk by integrating informal flooding alleviate works such as an embankment, however SEPA cannot consider this unless it is formally adopted by the Council.</p>	<p>embankment cannot be considered to alleviate flood risk to the northern section of the site.</p> <p>May be a requirement to remove the northern section of the site from the allocation.</p>	
3b	<p>Could development of the site impact the risk of flooding elsewhere?</p>	<p>- Development of the site could result in a small increased risk of flooding elsewhere.</p>	<p>The FRA indicates that existing ground levels at the site are slightly elevated above the surrounding land which suggests that runoff may become concentrated along linear features such as roads and may pond in topographic</p>	<p>The site landscaping design should take into account potential flow routes and the post-development drainage arrangements should be designed to cope with all overland flow from the development site and</p>	<p>0 = Development of the site would have no impact on flood risk elsewhere.</p>

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			depressions at the site. The slightly elevated nature of the site would indicate better drainage compared to surrounding areas, so the potential of groundwater flooding to the development is considered to be low.	any contributing areas out with the site during a 0.5% AEP + 20% climate change flood event. Drainage should be designed according to SuDs principles and other relevant guidance.	
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast.			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.	The site lies approximately 140m North east of Glen Etive and Glen Fyne Special Protection Area. However the site could have no		

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	Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required		conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	No other natural heritage designations within or close to the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi	- Development of site would result in minor loss of non designated interests	An area of Native Woodland lies adjacent to the northern boundary of the site. These trees are an attractive	Retention of trees around periphery by providing an appropriate holdback distance between built development	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		landscape feature and they filter views of the site to the North.	and the trees.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Due to the presence of mature trees on the site there is potential for protected species to be present including bats.	Protected species surveys may be required.	0 = Provided protected species surveys are undertaken and any required mitigation implemented there is unlikely to be any impact on protected species.
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or	-- Proposal would significantly	The site is identified as open space in the	Incorporation of greenspace that	- Proposal would have a minor

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	wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat	current local plan and forms part of a wildlife and connectivity corridor. Development of the site is likely to result in some fragmentation of the corridor.	protects and enhances the riverside and its setting should have benefits to the natural heritage and people. However as a result of the built development it is likely that some habitat fragmentation will still occur.	negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. North facing slope.	The site is bounded by mature tree belts to the North and some trees and built development to the East. These provide shelter for the site.	Encouraging solar gain through design.	0 = Partially sheltered sited by topography or vegetation. North facing slope.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Submission states- Highland Council TEC Services has confirmed that there is scope in principle to access further development		

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			from Croft Road, West Larroch and Albert Road.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access		Once an acceptable level of development has been ascertained, a Transport Assessment should be carried out in liaison with TECS to establish the precise detail of access points and necessary on and off-site improvements.	
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s.	Current roll at Ballachulish Primary School is 62% of capacity and is forecasted to decrease to just over 50% between 2018 and 2022 then begin to slowly rise to around 60% 2028/29. Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by		

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			2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints.	The Southern part of the site is traversed by a low voltage overhead electricity line.	Development set back from overhead electricity line or electricity line undergrounded.	- Presence of overhead line is likely to limit development potential despite mitigation.
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0= Public water/waste water and mains connection available on site or within 200m of the site.	Network issues with underground works.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Sufficient spare capacity in WTW (2000+) but WWTW is limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this	+ The site is free from major constraints, is allocated in the existing local plan and is	The entire site is located on existing local plan housing and		

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	will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	therefore likely to be delivered in the near future.	open space allocations H1, to the south and O to the north and west. The proposal includes elements of housing and open space, albeit more concentrated as a village park along the river banks, rather than on all zoned open space allocation. The land is owned by the client, with no physical contamination or major infrastructure issues however, careful design considerations much be taken into account to alleviate potential flood risk and encourage active travel.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site is fairly small scale and limited to residential use. Construction period is likely to support employment.		

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	-Proposal would have a minor negative impact on the quality and/or quantity of existing open space if the village park element of the proposal is not delivered.	The existing site allocation suggests an extensive area of open space, with the southern end of the site indicated for housing. This development proposal sets out a majority housing development. It suggests an opportunity to establish an open space element at an adjacent location to the East, on the river bank, from bridge on West Laroach to the sea. However, indication is given that the implementation of this park would rest on the community or similar body to bring this element of the proposal forward.	The Village Park element should be considered fully (ownership, funding) as part of the housing development, to be delivered preferably through developer contributions in order to alleviate the loss of open space. The 'Village Park' should offer a higher quality of usable open space(i.e. integrated path network), with greater potential to connect to the proposed Ballachulish green network, set out by SNH.	+ + If development fully incorporates village park, the proposal would have significant positive impact on quantity and/or quality of green space.

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10b	To what extent will the proposal contribute to greater connectivity of open space?	++ (If Village Park delivered) Proposal would significantly contribute to greater connectivity of open space	The proposal would link the site to surrounding open spaces, and tie allocated open space sites together to link into the wider proposed green network for the village.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	++ Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	The site lies within 400m of Ballachulish commercial centre and there are opportunities to link to the existing path network to reach it.	Providing formal path links throughout the site and from the proposed village park to safely link to the existing path network to the north of the site.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or			

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		location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	In the land capability assessment the site lies within a built up area and is therefore not classified.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling bins for each property, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management	0= Site is not potentially suitable for waste management activities	The site is proposed for residential use only.		

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	activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes.	The site lies within the NSA Ben Nevis and Glen Coe. However, given the site lies within the central area built up area of Ballachulish it is unlikely to have any adverse affect on the special qualities of the area.		
15a	Non designated landscape features	0 = Location, scale or nature of	The site is some distance from any wild		

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	<p>and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>proposal unlikely to have any effects on qualities of landscape interest</p>	<p>land areas and unspoiled coast.</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ Well connected/ consolidates settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and potential to reinforce current settlement pattern and density.</p>	<p>The site is centrally located within the settlement and surrounded by built development to the South.</p>	<p>Scope to provide footpath links to surrounding development design to reinforce settlement's sense of place in terms of pattern and density.</p>	<p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density.</p>
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>- Proposal would be visually intrusive in wider general scenery</p>	<p>Ballachulish lies within the Ben Nevis and Glen Coe NSA. There are attractive long distance views of mountains from the</p>	<p>Additional tree planting to filter views of the development.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>

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			village. Whilst the site is visible from a number of middle distance views within the village it is unlikely to impinge upon longer distance views of the mountains.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Prehistoric burials known from adjacent sites.	Archaeological mitigation would be required.	0 = Following any required mitigation will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

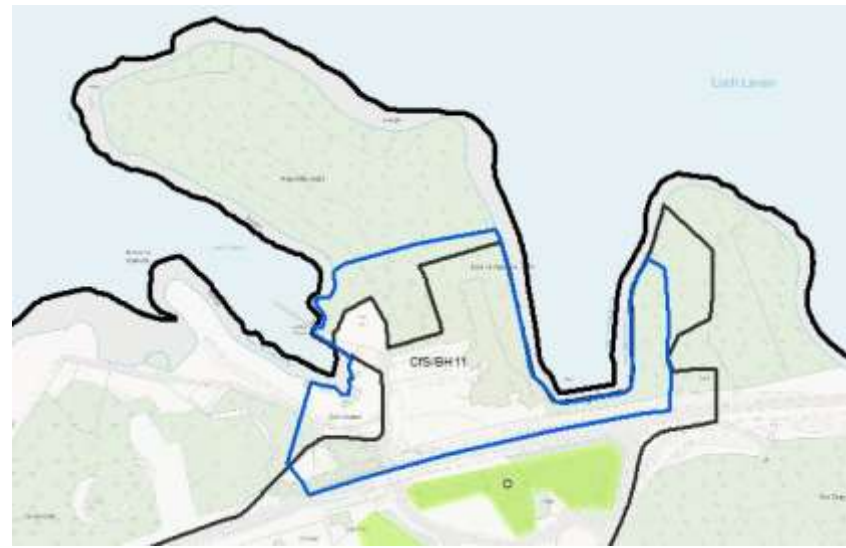
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
SEA SITE ASSESSMENTS FOR LOCHABER**

Settlement: South Ballachulish		GIS Site Ref: 246 Pre-MIR Site Ref: CfS/BH11 MIR Site Ref: BHB2; BHB3
Site Name: Land North of A82	OS Grid Ref: 208267, 758650	Site size (ha): 3.8
Source of site suggestion: Mr Laurence Young on behalf of the Highlands and Islands Development Board	Site History (local plan and planning applications): Not currently allocated within existing plan. Installation of Cabin to provide temporary office and store for Seaxplorer Boat Trips and Ballachulish Marina-14/01017/FUL.	
Current Use: Undeveloped coast. Adjacent car parking facilities for Hotel.	Proposed Use: Mixed Use including Outdoor Holiday Centre, Marina and Chalets	MIR Status: BHB2 Preferred; BHB3 Non Preferred (Business/Tourism) Late Submission- no agency comments

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies			
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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	physical impact on the water environment or provide opportunities to address historic impacts? (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed	The site includes two core paths which intersect through the centre of the site. The	Promote active travel links to public transport to the south	++Proposal is within close distance of a range of facilities or improvement to provisions will be made i.e. footpath, cycleway,

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	travel and public transport? What will the proposals impact on carbon emissions?	use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	site is within 100m of the main centre of the village.	of the site. Perhaps	open space which will have a significant widespread positive impact on further use of active travel choices, use of public transport and therefore significant reduction of Co2 emissions.
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The site is at risk of coastal flooding around the edges of the site boundary. The central area of the site is at risk of pluvial flooding.	FRA & DIA may be required.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk.
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal.	The site is located 622m north west of the Glen Etive and Glen Fyne SPA.		

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	Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal.	Carnach Wood SSSI is located 400m south east of the site.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and	- Development of site would result in minor loss of non designated interests	The eastern wing of the site encroaches upon an area of Native Woodland.	The section of the site should be detracted from the site boundary or an appropriate buffer zone set back from development.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal.

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	individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate.	Location near the coast and to woodland potential for a lot of habitats. Any development may fragment this.	Protected species survey may be required.	- Protected Species present but licence not required due to ability to mitigate
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		Integration of a green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. Relatively flat site.	Location close to the coast.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	+ Opportunity to improve local access issues			
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ballachulish Primary School is 62% of capacity and is forecasted to decrease to just over 50% between 2018 and 2022 then begin to		

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			<p>slowly rise to around 60% 2028/29.</p> <p>Current roll at Kinlochleven High School is 60% and is forecasted to steadily increase to 70% by 2028/29.</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>0= Proposal is unlikely to be affected by physical or bad neighbour constraints.</p>			
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>			
9c	<p>Is there capacity in local Water Treatment Works</p>	<p>0 = WTW and STW have sufficient spare capacity to</p>	<p>Sufficient spare capacity in WTW (2000+) but WWTW is</p>		

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	(WTW) and Sewerage Treatment Works (STW)	accommodate development	limited to 50 unit's spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs.			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and	+ Proposal would have minor positive impact on the quality and/or quantity of existing open			

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	quantity of open space?	space			
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space.			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site	0 = No record of contaminated soils on site			

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	and if so, will the proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland.			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important	0= Site is not on high quality agricultural soils or croft land			

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	croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill.			
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			<p>-- Mitigation measures would not adequately reduce the significant effect on the waste handling operation</p> <p>- Mitigation measures would not reduce all effects on the waste handling operation</p> <p>0=Not applicable</p> <p>+ Mitigation measures can be put in place to protect the existing waste handling operation</p> <p>++ Mitigation measures can be put in place to support any future expansion of the waste handling operation</p>
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage	0= Site is not potentially suitable site for waste management activities			

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	and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	The site lies entirely within the Ben Nevis and Glencoe National Scenic Area. This site location is also not in conformity with the existing pattern of development. May be intrusive of long distance views.		
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery		Buffer planting.	
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	The site is located approx. 100m east of a SAM.	Setback distance required. High quality siting and design as to not adversely affect the setting.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER sites within close proximity to the east of the site.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	A B listed building lies within the site, to the west.	Setback distance from development. Buffering. High quality siting and design.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			