

**West Highland & Islands  
Local Development Plan**

Site Assessments  
Skye

February 2016

# WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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<b>Settlement:</b> Staffin		<b>GIS Site Ref:</b> 745 <b>Pre-MIR Site Ref:</b> LP-AH <b>MIR Site Ref:</b> <span style="border: 1px solid black; padding: 2px;">SFH3</span>
<b>Site Name:</b> West of Nurses Cottage	<b>OS Grid Ref:</b> 149, 251; 866, 992	<b>Site size (ha):</b> 0.5
<b>Source of site suggestion:</b> Existing Local Plan allocation	<b>Site History (local plan and planning applications):</b> 11/03478/PIP- Mr W MacInnes- Housing Development, revised scheme incorporating 7 dwellings together with associated arrangements for access and shared drainage.	
<b>Current Use:</b>	<b>Proposed Use:</b>	<b>MIR Status:</b> Preferred for Housing

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Unnamed watercourses run through the site. These watercourses are non-baseline.	6m to watercourses	
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

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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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 fairly centrally within the settlement. There is a public transport		



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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	route with a bus stop located to the immediate eastern 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	Development is unlikely to be high density given the nature and pattern of surrounding built form.		
3a	<b>Flood Risk</b> 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	Two watercourses run through this site. Assessment of flood would be necessary.	FRA may be required.	
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?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will	0 = Unlikely to be any impact on			

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	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	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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	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		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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Adjacent to development. Any development will be accessible to the wider surrounding countryside.	Ensure integration of open space and connections to the wider countryside.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	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	Additional access road into the site may be required.		
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	Staffin Primary School's current roll is 22% and this is forecast to slowly decrease to 49% 2028/29.  Portree High School current roll is 53% and		

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			is forecast to increase slowly to 60% 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 in close proximity to the site, therefore it may be feasible to service 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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have sufficient spare capacity to accommodate development	WTW= 47 spare units capacity. With 7 for 10 year completions. WWTW= 29 units.  Localised network pearl mussel watercourse issues.		

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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			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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		Encourage active travel links to the site.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			



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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 affect good quality agricultural soils or locally important	0= Site is not on high quality agricultural soils or croft land	LCA=5.3 therefore the site is not located on good quality agricultural land. The site is not said to be in crofting tenure, however it is		

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	croft land?		surrounded by many croft boundaries.		
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, 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			

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	locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 and entire settlement is covered by the Trotternish National Scenic Area. Therefore any development could potentially adversely effect upon this designation.	Ensure careful siting, scale and design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> 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/ 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	Prominent views from the A855 tourist route.	Careful siting, scale and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Will not impact any historic			

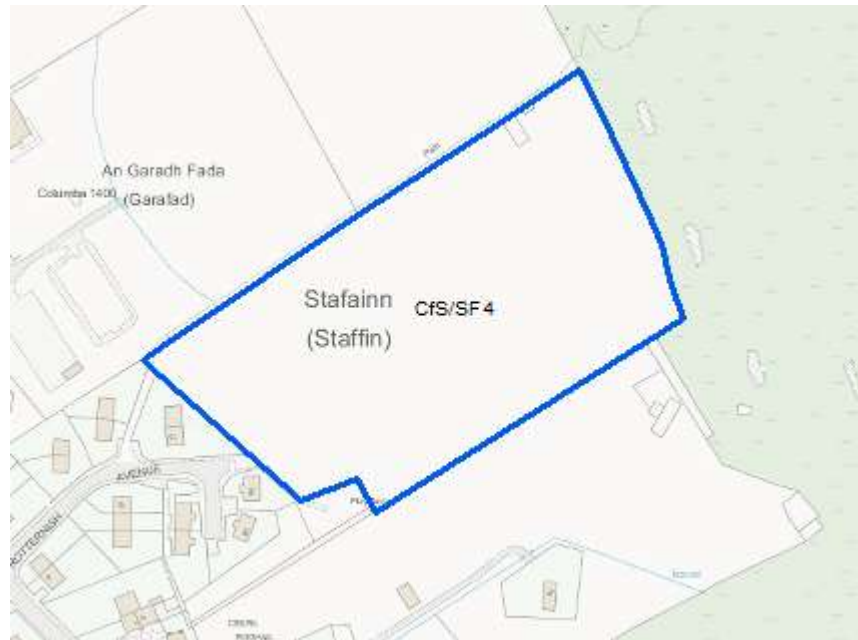
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	any Inventory Historic Battlefield?	battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale 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 SKYE

<b>Settlement: Staffin</b>		<b>GIS Site Ref: 151</b> <b>Pre-MIR Site Ref: CfS/SF4</b> <b>MIR Site Ref: SFH2</b>
<b>Site Name: Rear of Trotternish</b>	<b>OS Grid Ref: 149205, 867415</b>	<b>Site size (ha): 1.9 ha</b>
<b>Source of site suggestion: Staffin Community Trust</b>	<b>Site History (local plan and planning applications): none</b>	
<b>Current Use: Field</b>	<b>Proposed Use: Affordable/Elderly Housing</b>	<b>MIR Status: Preferred for Housing</b>

### Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<p><b>Photographs (if available)</b></p>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>No waterbodies on site.</p>		



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	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	No waterbodies on site		
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Proposal close to existing services in Staffin. Transit stop within 150m of site and Core Paths runs adjacent to site boundary.		
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 unlikely to be high density		
3a	<b>Flood Risk</b> 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	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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	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	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, scale or location of proposal			

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	e.g. bats, otters, red squirrel and badgers				
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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope /	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site not south facing, very little shelter.		

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	changes in level?				
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Trotternish Ave in poor condition. Existing street parking an issue, there are also drainage issues	Road strengthening and footway upgrade may be required.	- 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	May be issues with control of land at narrow access point	Further assessment may be required.	- 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 significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	Staffin primary school currently has 12 students with a capacity of 73. Portree Secondary not forecasted to peak about 62% capacity.		
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			

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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			
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	Spare capacity of 47 housing units for WTW and 29 units with STW. Spare capacity limited. Pearl mussel watercourse issues.	Further assessment may be needed depending on scale of 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			
9e	Is the proposal likely to result in a net	+ some net economic benefits, including creation of permanent	Could create temporary		

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	economic benefit, in particular creation of employment opportunities?	and/or temporary skilled or unskilled jobs	construction jobs. Housing for elderly likely to create carer positions.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Could impact core path that runs adjacent to site	Ensure that path amenity is not affected by site layout	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal



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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0=Site is not located within an area of known carbon rich			

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	including peat/wetlands?	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 ICAS claimed croft area. Identified as possible 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 residential and care 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	0= Site is not potentially suitable			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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?	site for waste management activities			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 allocation site is located within the Trotternish National Scenic Areas (NSA). In principle, sympathetic development of the lower part of this site would be in keeping with the settlement pattern of Staffin.	Developer requirements on the scale, design and phasing of development may be required to ensure that development consistent with the existing type, pattern and scale of buildings occurs and the special	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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				quality of "The human dimension of crofting settlement" is maintained.	
15a	<p><b>Non designated landscape features and key landscape interests</b></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>	<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>	Settlement is characterized by crofting style residences.	Development should be in character with surrounding crofting style buildings in order to reduce impact on character.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 14 and 15b		0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	May affect archaeological site	Archaeological mitigation may be required	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			

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		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)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 non-baseline watercourse runs through the site.	6m buffer to watercourses.	
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	Central location close to facilities.	Integrate active travel connections.	

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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)			
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 not anticipated to be high density.		
3a	<b>Flood Risk</b> 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 middle section of the site is at risk of fluvial flooding.  FRA may be required to ensure that the development is not at risk of flooding from the Stenscholl River or from the smaller watercourse which		

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			passes through 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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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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	<b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	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 wildlife corridors be affected by the	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?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Access road required into the site.		

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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 significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s</p>	<p>Staffin Primary School's current roll is 22% and this is forecast to slowly decrease to 49% 2028/29.</p> <p>Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 traverse the site. However these may mean the site can be feasibly serviced. New access required from the A855 and flooding may limit development potential.</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)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	<p>WTW= 47 spare units capacity. With 7 for 10 year completions. WWTW= 29 units.</p> <p>Localised network pearl mussel watercourse issues.</p>		
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?	0 – no net economic benefits			



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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 provides opportunity to link to the existing path network to reach a limited number of services and facilities			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land	0 = Will not affect brownfield land due to the nature, scale or			

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	present onsite?	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	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?	-Could cause a minor loss of locally important croft land	LCA=5.2 therefore the site is not located on good quality agricultural soils. The site may be in crofting tenure.	Further investigation into ownership required.	
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	0= Site is not potentially suitable site for waste management			

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 is located within the Trotternish National Scenic Areas (NSA). We would be happy to advise the Council on appropriate developer requirements.	In principle, sympathetic development of the lower part of this site would be in keeping with the settlement pattern of Staffin. Developer requirements on the scale, design and phasing of development would	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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				be required to ensure that development consistent with the existing type, pattern and scale of buildings occurs and the special quality of "The human dimension of crofting settlement" is maintained.	
15a	<p><b>Non designated landscape features and key landscape interests</b></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 accommodate it?	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of			

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	Such as current settlement boundaries, existing townscape and character of surrounding area?	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		Careful siting and design in compliance with existing built form.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 have a minor negative impact on a locally important archaeological site and/or its wider setting	Some historic building remains are present within 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 of cat B listed church and manse to the North of the site	Careful design as to not detract from the setting of the listed	

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		setting	would need to be considered.	buildings adjacent.	
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?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Staffin		<b>GIS Site Ref:</b> 280 <b>Pre-MIR Site Ref:</b> CfS/SF3 <b>MIR Site Ref:</b> SFM1
<b>Site Name:</b> Stenscholl Common Grazing's	<b>OS Grid Ref:</b> 148, 524; 867,115	<b>Site size (ha):</b> 1.4
<b>Source of site suggestion:</b> Staffin Community Trust	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Agricultural land	<b>Proposed Use:</b> Housing & Business	<b>MIR Status:</b> Preferred Mixed Use (Business & Housing)

### Location Plan



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies			

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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is located next to the primary school, utilising the same access track. The nearest public transport route/bus stop is approx. 400m east of the site.	Integration of active travel links to 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	Not likely to be high density development.		
3a	<b>Flood Risk</b> 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	Fluvial flood risk zone adjacent to the site. GWDTE is likely to be a limiting factor to development.	FRA may be required to ensure that the development is not at risk of flooding from the Stenscholl River or from the smaller watercourse to the	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

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

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	<b>of the Habitats Regulations Appraisal is likely be required</b>				
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	Kilmartin River Local Nature Conversation Interest lies adjacent to the site to the south.		
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			

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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	Given the proximity of the site to watercourses and outside the main centre of the village.	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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Relatively flat site with open outlook.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain		Requirement for upgrading of the road and additional passing places	
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	Significant issues - edge of settlement, beyond 30mph, poor pedestrian links, single track road requires upgrading (passing places, cattle grid). Construction route past school.		



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			Possible parking provision available opposite the 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	Staffin Primary School's current roll is 22% and this is forecast to slowly decrease to 49% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 run through the site at the southern boundary. Poor ground conditions, access issues.		
9b	What level of work would be required to connect to a public	- Public water/waste water and mains connection not available on site or within 200m of the site		Upgraded infrastructure may be required.	

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	water supply and waste drainage system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	<p>WTW= 47 spare units capacity. With 7 for 10 year completions.</p> <p>WWTW= 29 units.</p> <p>Localised network pearl mussel watercourse issues.</p>		
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)	<p>- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe</p>			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment	<p>0 – no net economic benefits</p>			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Integration of open space in compliance with the Council's SG.	
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			
<b>Waste and Natural Resources</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	The south western corner of the site is covered by class 1 carbon rich soils.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			GWDTE is likely to be a limiting factor to development.		
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=5.2 therefore the land is not of good agricultural quality. 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			
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			

**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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  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 and entire settlement is covered by the Trotternish National Scenic Area. Therefore any development could potentially adversely effect upon this designation.	Ensure careful siting, scale and design.  Compliance with the human dimension of the crofting settlement.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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15a	<p><b>Non designated landscape features and key landscape interests</b></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>			
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</p>	<p>Site is located outwith the existing pattern of development, distant from existing infrastructure and active travel connections however it is close to the school with an attractive outlook.</p>	<p>Developer contributions may be required to upgrade infrastructure and access track.</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>Careful siting and design which does not adversely affect upon the natural</p>	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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				characteristics of the area.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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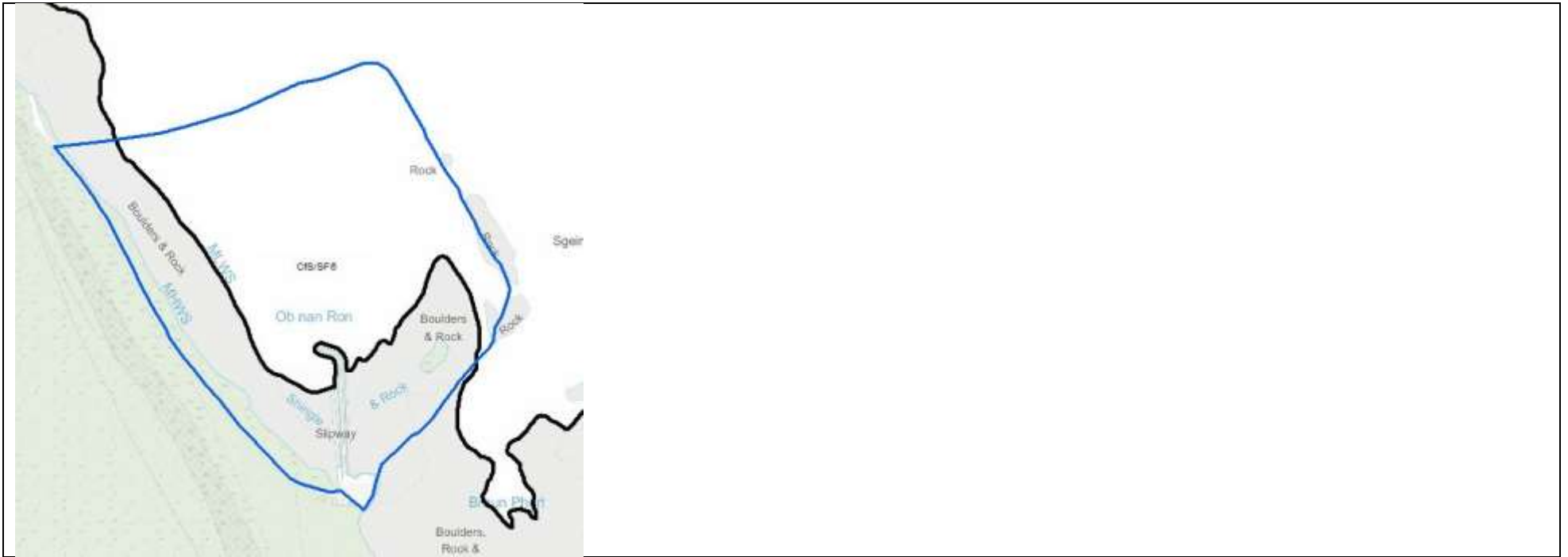
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic 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 SKYE**

<b>Settlement:</b> Staffin		<b>GIS Site Ref:</b> 153 <b>Pre-MIR Site Ref:</b> CfS/SF6 <b>MIR Site Ref:</b> SFM2
<b>Site Name:</b> Slipway	<b>OS Grid Ref:</b> 149, 499; 8868,293	<b>Site size (ha):</b> 14
<b>Source of site suggestion:</b> Staffin Community Trust	<b>Site History (local plan and planning applications):</b> 13/01447/PREAPP- Upgrade slipway and explore shore based activities.	
<b>Current Use:</b> Slipway with pier.	<b>Proposed Use:</b> Tourism/ Leisure/ Business	<b>MIR Status:</b> Preferred for Mixed Use (Business, Community and Tourism (water-related uses)).

<b>Location Plan</b>
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE



**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	0= Development is unlikely to have any effects on the status	The North Skye waterbody lies within the site. This		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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?	any water bodies	waterbody is baseline and has good status.		
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	0= Development is unlikely to have any effects on the water environment	Detailed proposals unknown at this stage. Potential requirement for a breakwater.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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	No water infrastructure located within close proximity of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)  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	The site is located approx. 800m from the village centre. A core path however exists extending from the village centre to the southern boundary of the site.	Enhance active travel connections throughout the site. Potential opportunity to extend upon existing active travel connections.	+ 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
2b	For developments likely to have a high heat demand is there potential for the development of	0 Development unlikely to have high heat demand	Due to the nature of the development.		

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	a heat network?				
3a	<b>Flood Risk</b> 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 entire site is located within the coastal flood risk zone.  Suitable for water related uses such as harbour infrastructure.	FRA may be required to inform development design levels.	
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			
<b>Biodiversity, Flora and Fauna</b>					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	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	- Protected Species present but licence not required due to ability to mitigate		Further investigation required.	
5e	Are there any	- Development of site would	An Corran GCR exists		



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	geodiversity sites or wider geodiversity interests that could be affected by the proposal?	have a minor negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated	on the landward western edge 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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal		Integration of a green network.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Opportunity for shelter planting	

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Single track road. First section looks soft with not many passing places and awkward horizontal alignment. Better along shore. Single track bridge relatively new - no weight restriction. Rock outcrop and tight bend problematic. OK but significant developer requirements.		
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	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	Staffin Primary School's current roll is 22% and this is forecast to slowly decrease to 49% 2028/29.  Portree High School current roll is 53% and is forecast to increase		?? = Unknown

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			slowly to 60% 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	Limited infrastructure provision close to the site.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	-Public water/waste water and mains connection not available on or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have sufficient spare capacity to accommodate development	WTW= 47 spare units capacity. With 7 for 10 year completions. WWTW= 29 units.  Localised network pearl mussel watercourse issues.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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	+ Improves/enhances green network connectivity, or key	Integration of green network. Opportunity		

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	contribute to greater connectivity of open space?	access network and/or improved access to open space	to create open space on the water.		
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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?	-Could cause a minor loss of locally important croft land	LCA=5.3 therefore the site is not located on good quality agricultural soils. The western edge of the site is indicated as being within crofting tenure.		

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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, 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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></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 and entire settlement is covered by the Trotternish National Scenic Area. Therefore any development could potentially adversely effect upon this designation.</p> <p>The site is located outwith the existing pattern of development.</p>	<p>Ensure careful siting and design.</p>	<p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p>
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>			



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	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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Presence of the scheduled monument Staffin House, shell midden 1050m NNE of (Index no 7848) in close proximity to the		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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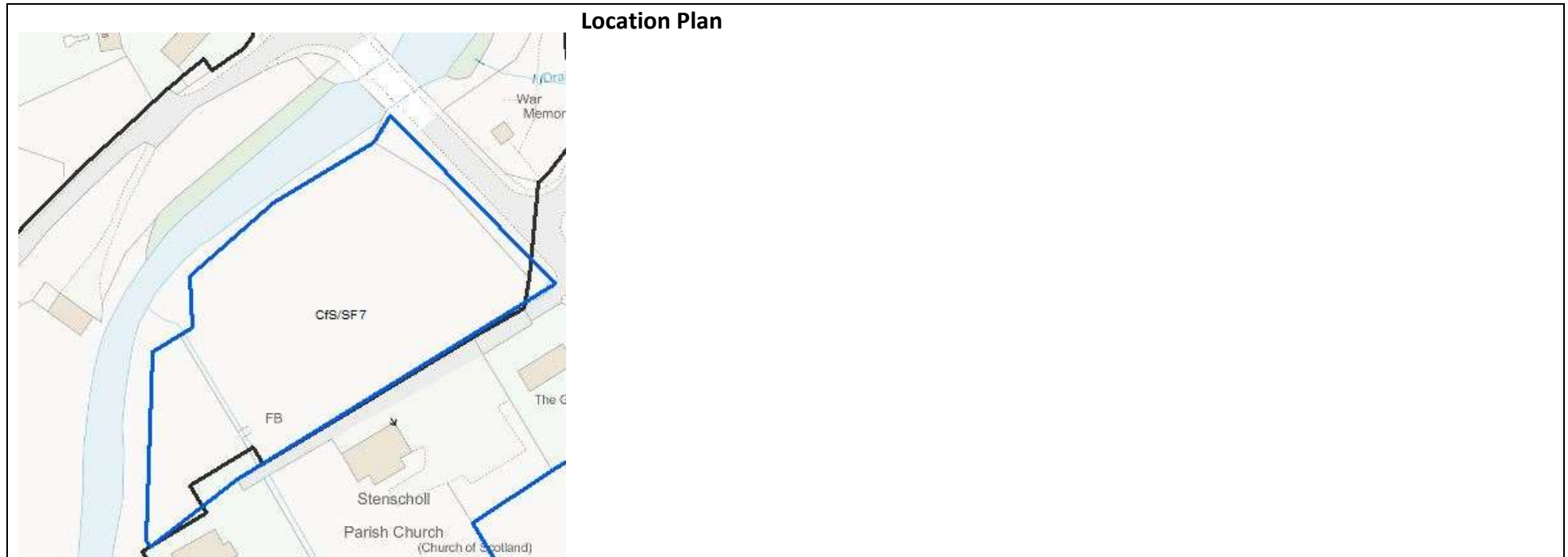
			road leading to the slipway.		
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	HER designations exist within the boundary of the site at the slipway.		
16c	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?	+ 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 SKYE

<b>Settlement:</b> Staffin		<b>GIS Site Ref:</b> 286 <b>Pre-MIR Site Ref:</b> CfS/SF7 <b>MIR Site Ref:</b> SFH4
<b>Site Name:</b> The Glebe. Garafad	<b>OS Grid Ref:</b> 148,903; 867,344	<b>Site size (ha):</b> 0.5
<b>Source of site suggestion:</b> Staffin Community Trust- Mr Hugh Ross	<b>Site History (local plan and planning applications):</b> 14/02747/PREAPP	
<b>Current Use:</b> Agricultural land	<b>Proposed Use:</b> Housing & Business	<b>MIR Status:</b> Non-preferred for Housing



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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	The Stenscholl River lies within the site. This watercourse is baseline and has good quality status.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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)	A public transport route, bus stop and core path lies to the east of the site. Staffin primary school is located within close proximity 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	<b>Flood Risk</b> 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	Northern section of the site is prone to fluvial flood risk.	FRA would be required at planning stage to ensure that the development can be located on land	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk 0 = Requirement for buffer

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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				outwith the flood plain.	around small watercourse 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			
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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 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	Kilmartin River adjacent is a Local Nature Conservation Interest designation.		
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			

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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		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	- 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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Would require existing access to be upgraded to adoptable standards. Substandard stagger will need to be		

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			considered but not a show stopper however flooding, levels and set back from river may well make this non-preferred.		
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	Staffin Primary School's current roll is 22% and this is forecast to slowly decrease to 49% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 run through the site. Flooding and access constraints.		

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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			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	<p>WTW= 47 spare units capacity. With 7 for 10 year completions. WWTW= 29 units.</p> <p>Localised network pearl mussel watercourse issues.</p>		
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	0 = no net economic benefits			

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	economic benefit, in particular creation of employment opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 provides opportunity to link to the existing path network to reach a limited number of services and facilities			

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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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=5.2 therefore the land is 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			
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	-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling operation			



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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 is covered by the Trotternish National Scenic Area. Therefore any development could potentially adversely	Ensure careful siting, scale and design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	Special Landscape Areas?		effect upon this designation.		
15a	<p><b>Non designated landscape features and key landscape interests</b></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			

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15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery	Prominent views from the A855 tourist route.	Careful siting, scale and design.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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  + 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 designations exist on the site and adjacent to the site.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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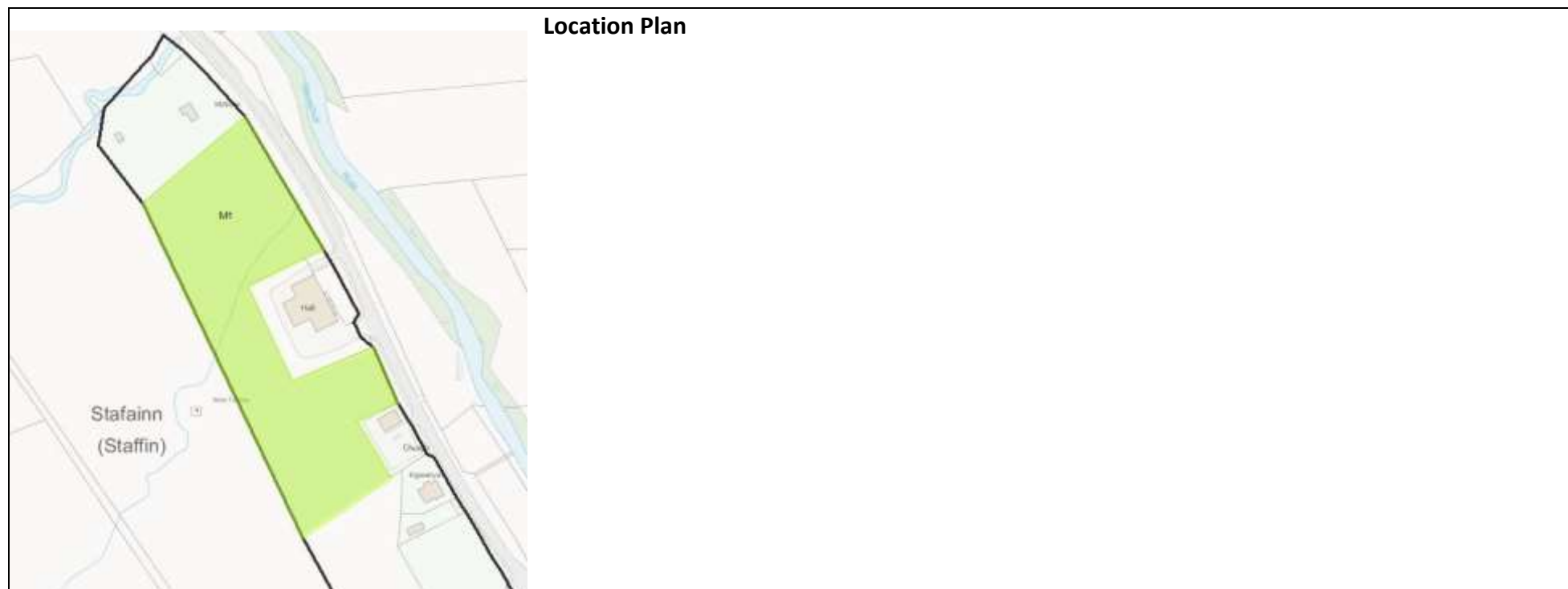
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Setting of cat B listed church and manse to the North of the site would need to be considered.	Careful design as to not detract from the setting of the listed buildings adjacent.	
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 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 SKYE

<b>Settlement:</b> Staffin		<b>GIS Site Ref:</b> 744 <b>Pre-MIR Site Ref:</b> LP-M1 <b>MIR Site Ref:</b> SFM3
<b>Site Name:</b> Land at Village Hall	<b>OS Grid Ref:</b> 148, 750; 867 972	<b>Site size (ha):</b> 1.4
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> 10/03411/FUL- Staffin Community Council- Installation of 20kW wind turbine. 07/002007/OUTSL- Highlands & Islands Fire & Rescue Service- Erection of auxiliary fire station.	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Non-preferred Mixed Use (Community and Housing)



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	An unnamed watercourse runs through the site. It is however non-baseline.	6m buffer to watercourses.	

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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					



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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is located fairly centrally within the village, adjacent to the hall and village shop with a public transport network with bus stops directly adjacent to the eastern 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	<b>Flood Risk</b> 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	Part of the site, within the middle section is at risk of fluvial flood risk due to the presence of a watercourse running through the site. There is also a considerable area of fluvial flood risk adjacent to the site to	Assessment of flood risk may be a requirement.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			the east. Boggy ground conditions.		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR) <b>Note: If negatively</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<p><b>affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>Site is located close to the Kilmartin River an area of Local Nature Conservation Interest.</p> <p>Site is located 83m south of a view over open water designation.</p>		
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation</p>	<p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal</p>			

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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				
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	- 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 green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	result in habitat fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Relatively flat land with open outlook		
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 into the site would be required.	Extended access from village shop may be required.	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in	+ + Primary and/or secondary school are significant under	Staffin Primary School's current roll is		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	relevant primary school and secondary school?	capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	22% and this is forecast to slowly decrease to 49% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 run through the majority 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	- Insufficient capacity at local STW and/or WTW, no	WTW= 47 spare units capacity. With 7 for 10		

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	programmed improvement but feasible to improve and connect 0 – WTW and STW have sufficient spare capacity to accommodate development	year completions. WWTW= 29 units. Localised network pearl mussel watercourse issues.		
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	Although ground conditions is a big concern.		
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 community element of the development may provide jobs.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	The site is currently not considered as quality usable open space however, its provides an open connection to the wider countryside.	Integration of green network adjacent to 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		Open space will be a requirement to comply with the Council's Open Space in residential developments SG.	
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 integration of active travel connections.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Although SEPA comments and GIS did not indicate the site as being on peatland/wetland a site visit indicated this would be a limiting factor to	Further investigation into developable area may be required.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			development.		
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	LCA= 5.2 therefore the site is not within an area of good quality agricultural soils. GIS mapping indicates that a section of the site may be within crofting tenure.	Further investigation into ownership.	
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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 and entire settlement is covered by the Trotternish National Scenic Area. Therefore any development could potentially adversely effect upon this designation.	Ensure careful siting and design.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape			

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	<p><b>and key landscape interests</b></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 would be visually intrusive in wider general scenery			
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

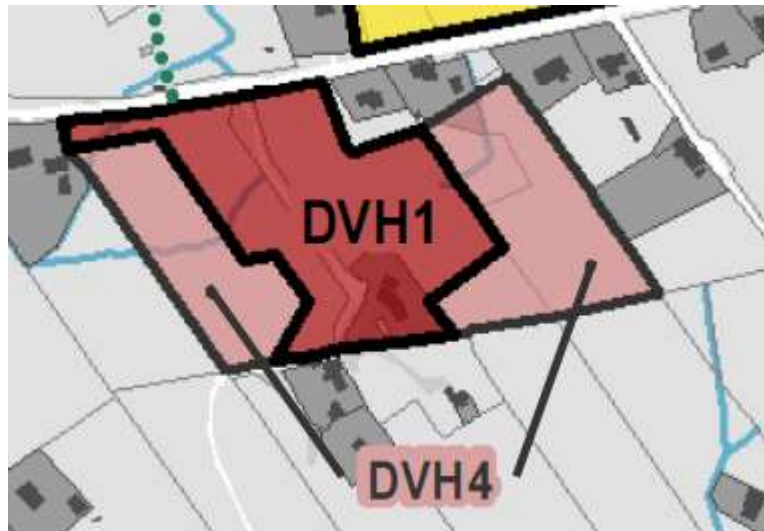
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will 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?	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 SKYE

<b>Settlement:</b> Dunvegan, Kilmuir & Lonemore		<b>GIS Site Ref:</b> 263; 730 <b>Pre-MIR Site Ref:</b> CfP/SK2; WHILP/H1 <b>MIR Site Ref:</b> DVH1; DVH4
<b>Site Name:</b> South of St. Mary's Church	<b>OS Grid Ref:</b> 125623, 847664	<b>Site size (ha):</b> 3.26
<b>Source of site suggestion:</b> Ms Myra Duncan	<b>Site History (local plan and planning applications):</b> Previous withdrawn and refused applications for housing (08/00294/OUTSL; 09/00321/PIPSL) Extant planning permission for 4 detached houses (12/01478/PIP)	
<b>Current Use:</b> Greenfield	<b>Proposed Use:</b> Protection	<b>MIR Status:</b> DVH1 preferred for housing. DVH4 sections non-preferred

**Location Plan**



**Photographs (if available)**

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

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Watercourse on DVH4 is non-baseline.		
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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,	Proposal is located within settlement boundaries, there are 2 transit stops >300 metres from site and a		

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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	core path directly north.		
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	Low density residential development unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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 small watercourse runs through the corner of the site	A 6 metre buffer to watercourse would removed the need for a FRA	0 = Requirement for buffer around small watercourse 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	X = Not applicable, site is not close to the coast			

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	be affected by coastal erosion or natural coastal process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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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	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	No mature woodland on site		
5e	Are there any	0 = Unlikely to be any impact on			

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	geodiversity sites or wider geodiversity interests that could be affected by the proposal?	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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is south facing, but fairly exposed.		
7a	Road network capable of	0 = Proposal would be easily accommodated by existing road			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	accommodating traffic generated?	network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Could utilize existing access to houses south of site.		
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	Dunvegan Primary School currently operating at >40% capacity and decline. Portree Secondary not projected to peak about 62% capacity.		
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	Several overhead powerlines bisect site from east to west and from north to south. However, all lines are either low voltage or 11 Kv lines.		
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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Currently less than 10 housing units of WTW capacity. 349 units of STW capacity. Currently no programmed improvements on infrastructure.	Upgraded infrastructure may be required.	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect
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	Water is a constraint, however DVH1 component of site has live planning permission and site is previously allocated in plan. DVH4 sections are more constrained and less likely to be developed in 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 temporary construction jobs.		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 negatively affect area of open space in settlement	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 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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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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	Entire site is greenfield, however DVH1 component is small. If DVH4 is development as well, there may be a larger impact.		
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	0=Site is not located within an area of known carbon rich			

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	including peat/wetlands?	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	Some of site potentially croft land including all of DVH4 land. Most of DVH1 not designated as potential croft land		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	May result in an 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 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			

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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><b>Non designated landscape features and key landscape interests</b></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	Development would better connect settlements of Lonemore and Dunvegan		

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15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Surrounding area is characterized by crofting landscape.	Development should not contravene existing crofting pattern of settlement.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Ruined house monument on the southern side of development near the location of existing building.		
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			

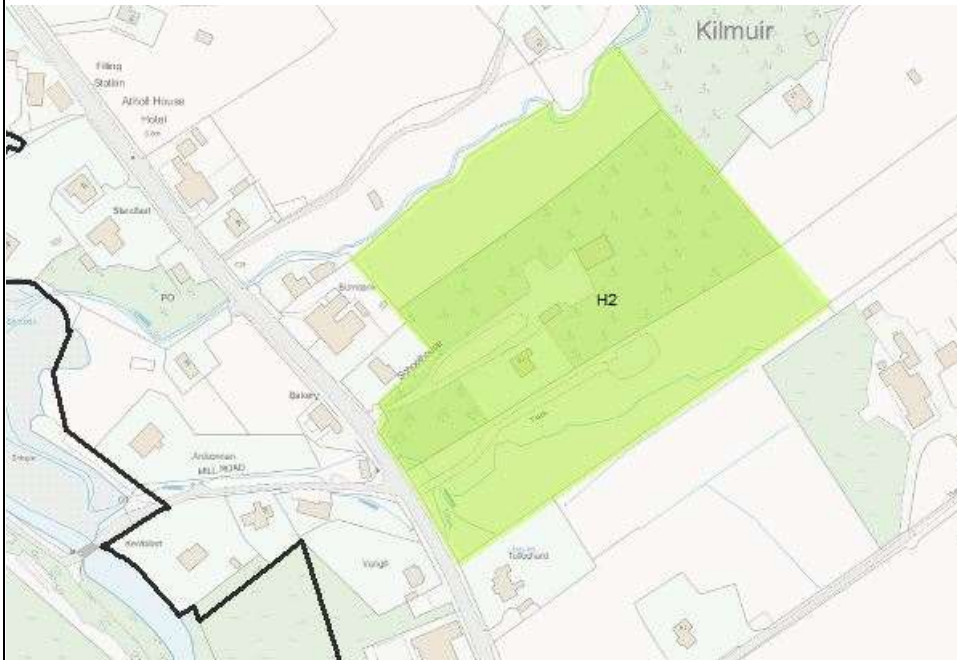
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
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 SKYE

<b>Settlement:</b> Dunvegan		<b>GIS Site Ref:</b> 731 <b>Pre-MIR Site Ref:</b> H2 <b>MIR Site Ref:</b> DVH2
<b>Site Name:</b> North West of Primary School	<b>OS Grid Ref:</b> 125,775; 847,192	<b>Site size (ha):</b> 3.1
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Agricultural land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred for Housing

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 non-baseline watercourse runs through the site.	6m buffer to watercourses.	
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			



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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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 fairly centrally within the village and next Dunvegan Primary	Ensure integration of active travel connections from the site into the centre of	

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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	School. A public transport network the western boundary of the site.	the village.	
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 high density in compliance with existing layout of built development. Dunvegan has industrial allocations which in future could provide opportunities as a heat source, which new developments could connect to.		
3a	<b>Flood Risk</b> 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	Record of surface water flooding affecting properties n Kilmuir. Gradient of site has potential for surface water run off to impact on adjacent areas.	DIA may be required.	

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appraisal is likely be required</b>				
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,	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Boundary trees to shelter views from the road.	Opportunity to retain boundary trees.	

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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	- Protected Species may be present but licence not required due to ability to mitigate	Given the habitat close to water and trees.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal		Integration of open space and connection to the 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	Gently sloping south facing site. Vegetation and boundary trees provide a shelter belt.		
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 route into the site would be required.		
8	Education  Is there capacity in relevant primary school and	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help	Dunvegan Primary School's current roll is 34% and this is forecast to slowly decrease to 29% by		

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	secondary school?	sustain school/s	2028/29. Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 run through 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	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare units.		

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	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)	+ 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			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Loss of agricultural land however, the development will bring a requirement for quality usable open space.	Requirement for the development to comply with the Council’s open space SG.	



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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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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	-Could cause a minor loss of good agricultural land or locally important croft land	LCA=5.1 therefore the site is not located on good quality agricultural land. There is no evidence of the site itself being within crofting tenure		

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	croft land?		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			
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			

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	locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 is located directly opposite the North West Skye SLA.	Ensure careful siting and design considerations to make sure there are no adverse affects upon the surrounding landscape.	
15a	<b>Non designated landscape features and key landscape interests</b> 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			

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	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		Consider appropriate layout and design of development in fitting with the existing development.	
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery		See 15b	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	+ 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 sites exist within the site and close to the site.	Potential for a developer requirement to further investigate these interests.	
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	Site is close to a cat C listed building to the south.	Ensure careful siting and design as to not detract from the special qualities of the listed 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			

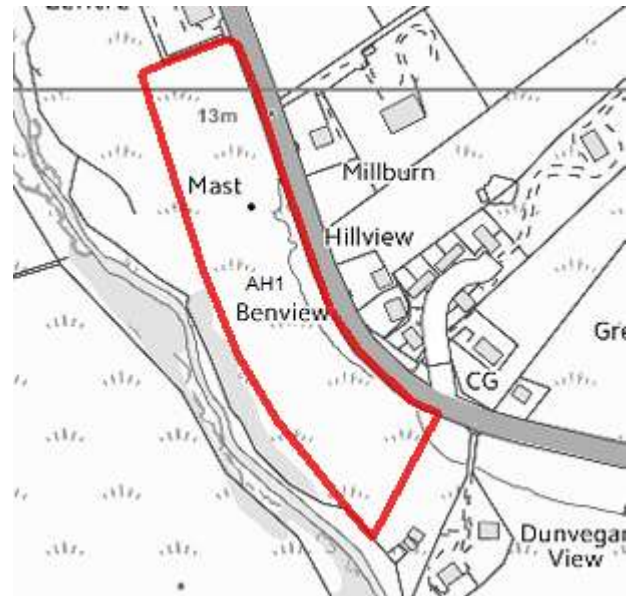
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will 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			

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

Settlement: Dunvegan, Kilmuir and Lonemore		GIS Site Ref: 728 Pre-MIR Site Ref: AH1 MIR Site Ref: DVH3
Site Name: South of Health Centre	OS Grid Ref: 125744 846871	Site size (ha): 2.3
Source of site suggestion: Adopted plan site	Site History (local plan and planning applications): none	
Current Use: Greenfield	Proposed Use: Housing	MIR Status: Preferred for Housing

**Location Plan**





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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is non-baseline		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

**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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 close to settlement amenities such as post office. Current bus stop at		

**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	southeast corner of 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	Development likely to be low density residential which is unlikely to have a high heat demand.		
3a	<b>Flood Risk</b> 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 is adjacent to Abhainn an Loin Mhoir and a smaller watercourse flows through the site.	FRA may be required to determine flood extent and developable area	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

**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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	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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	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	Native woodland locates along waterbody at western boundary to site	A setback from existing woodland 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?	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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	e.g. bats, otters, red squirrel and badgers				
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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope /	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site not south facing		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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?	0 = Proposal in close proximity to utilise existing connections and 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	Primary school currently operating at >40% capacity and declining. Secondary not projected to rise above 62% capacity.		
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	11 Kv lines bisect site, but not expected to have any major impact		
9b	What level of work would be required to	0=Public water/waste water and mains connection available on			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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)	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Currently less than 10 housing units of WTW capacity. 349 units of STW capacity. Currently no programmed improvements on infrastructure.	Upgraded infrastructure may be required.
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	Previously allocated in plan		
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	Could create some temporary construction jobs		



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	opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	May negatively affect area of open space in settlement	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 connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Potential to increase green network connectivity though site.		
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			

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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Entire site 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			

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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		A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land
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 identified as potential croft land		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Will cause an increase in 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 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			

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	Site is within 150m of North West Skye SLA but no expected negative impacts		

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	Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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	Would help connect Kilmuir to Lonemore		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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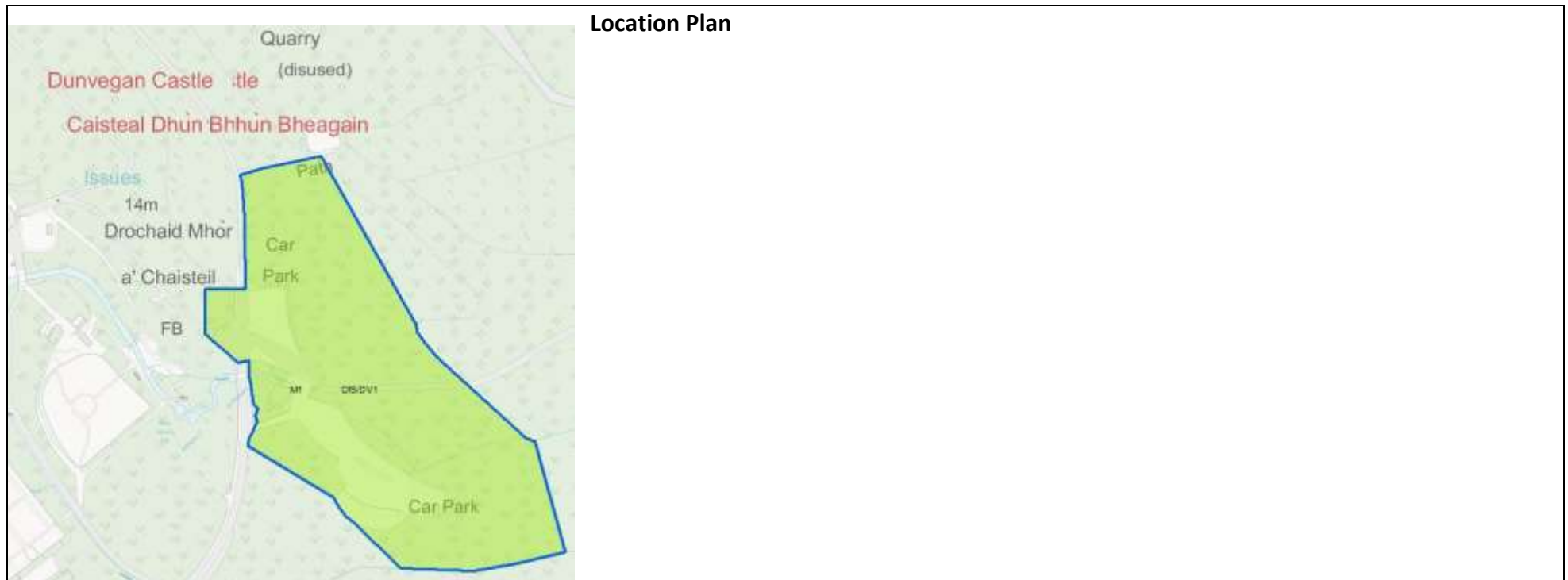
15c	To what extent will the proposal be visually intrusive	0 = Unlikely to be any visual impact due to nature, scale or location of proposal			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal 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 SKYE

<b>Settlement:</b> Dunvegan		<b>GIS Site Ref:</b> 15 <b>Pre-MIR Site Ref:</b> M1, Cfs/DV1 <b>MIR Site Ref:</b> DVM1
<b>Site Name:</b> Castle Car Park	<b>OS Grid Ref:</b> 125,039; 848,857	<b>Site size (ha):</b> 4.1
<b>Source of site suggestion:</b> Highlands and Islands Enterprise	<b>Site History (local plan and planning applications):</b> 10/04486/FUL- Macleod Estate- Erection of new ticket hut in place of the existing	
<b>Current Use:</b> Café, car park	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred for Mixed Use (Business, Community and Tourism)





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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	There is an unnamed non-baseline water body which runs through the site.	6m buffer to watercourses.	

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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The site is located approx. 500m from the village centre. However, a core path runs through the site extending out to the countryside as well as to the village centre. A public transport route also runs from the centre to 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	<b>Flood Risk</b> 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	Parts of the site are at risk of pluvial flooding. Abhainn a' Chaistell flows through the site, FRA required to determine the flood extent and developable area		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	Ascrib, Isay and Dunvegan SAC is located within 309m west of the site. Views over open water designation lies directly adjacent to the West of the site.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>of the Habitats Regulations Appraisal is likely be required</b>				
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	Significant areas of native woodland exist within the site, apart from the western boundary.  Significant areas of AWI 2b (LEWPO) and core path network. Woodland contributes towards setting of adjacent Designed	Retain and protect existing trees and woodland.  Opportunity for small extension of car park into conifer area to west. Remaining woodland to east should be retained.	

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	Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		Landscape.		
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 site as a habitat with many trees, adjacent to the coast and with the presence of watercourses.	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	- 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 green network	

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

	greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The northern section of the site has a southerly aspect.		
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	Existing private track to private car park. No direct access from A850 Council road.		
8	Education  Is there capacity in relevant primary	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and	Dunvegan Primary School's current roll is 34% and this is forecast to slowly		

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	school and secondary school?	development is needed to help sustain school/s	decrease to 29% by 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 exist within the boundaries 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	Sewage network is located adjacent to the boundary of the site. However, water infrastructure is located a considerable distance away in central area of the village.	Upgraded infrastructure may be required.	
9c	Is there capacity in local Water Treatment Works	- Insufficient capacity at local STW and/or WTW, no programmed improvement but	WTW= less than 10 spare units capacity. WWTW= 349 spare		



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	(WTW) and Sewerage Treatment Works (STW)	feasible to improve and connect	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			
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	Opportunity for business and tourism enterprises.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development may affect the amenity of the area and impact upon the core path	Sensitive design and layout development to enhance existing assets.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	space?		running through the site.		
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		Opportunity to enhance active travel connections to and throughout the site. Retention of trees and enhancement of 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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any	- Potentially contaminated land	An old quarry (Our Ref: 15-MIN-2003	Request further	

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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	centred at NGR 124960: 849013) lies within the area of interest - a written site history to ascertain any potential waste infilling may be requested.	information.	
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			

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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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 northern section of the site is covered by the North West Skye SLA.	Appropriate siting and design within the SLA.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> 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?	+ 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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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	setting?	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	An HER designation exists within the site to the west with many HER designations surrounding the site.	Further investigation of these designations.	+ Proposal may 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?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Many cat A listed buildings exist within 200m west of the site.	Careful siting and design within 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			
16e	To what extent will the proposal affect any Inventory Garden and	- Development of site would have a minor negative impact on a garden or designed landscape	The Dunvegan Castle designed landscape encroaches into the site boundary to the	The integrity and setting of the designed landscape should be preserved.	

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	Designed Landscape?	and/or its wider setting	west.	If works are proposed within the boundary of the Inventory designed landscape historic Scotland must be consulted.	
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 SKYE

<b>Settlement:</b> Dunvegan		<b>GIS Site Ref:</b> 735 <b>Pre-MIR Site Ref:</b> LP-M2 <b>MIR Site Ref:</b> DVM2
<b>Site Name:</b> Above Dunvegan House	<b>OS Grid Ref:</b> 124,845; 848,383	<b>Site size (ha):</b> 11.2
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> No history of applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred for Mixed Use (Business, Housing & Tourism)



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	The site is located within the village centre. A core path		

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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)	runs through the centre of the site. A public transport network exists to the 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 and is close to planned source of heat supply	Development is likely to be in high concentration and therefore require connection to the heat network. New allocations present industrial allocations which in the future could provide a heat source.		
3a	<b>Flood Risk</b> 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	Site is on a steep gradient and depending on the proposed land use there is the potential for surface water run off to impact on	DIA required.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			adjacent areas.		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	- Development of the site would have a minor negative effect on a Natura 2000 site	The site lies adjacent to the Ascrib, Isay and Dunvegan SAC to the west.		

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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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 significant loss of non designated interests	The majority of the site is covered by ancient woodland, excluding the south eastern corner. Native woodland lies adjacent to the northern boundary of the site.		

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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		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	- 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 green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Southerly aspect and attractive outlook.		
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	Requirement for additional access road into the site.		
8	Education	+ + Primary and/or secondary school are significant under	Dunvegan Primary School's current roll is		



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	Is there capacity in relevant primary school and secondary school?	capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	34% and this is forecast to slowly decrease to 29% by 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 run through 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	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare		

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	Sewerage Treatment Works (STW)		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			
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			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Development will suffer the loss of informal open space	Integration of open space in development.	+ 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?	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 significant opportunities to link the wider path network to reach a range of services and facilities			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 croft land?	0= Site is not on high quality agricultural soils or croft land	LCA=5.2 therefore the site is not located on good quality agricultural land. There is no evidence of the land being in crofting tenure; however crofting		

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			boundaries exist to the eastern boundary of the site.		
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, 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			

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	locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	North West Skye SLA exists within 200m west of the site.		
15a	<b>Non designated landscape features and key landscape interests</b> 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?	- Proposal may be visually intrusive in wider general scenery	Potential to impact long distance views from the SLA.	Careful siting and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Cat A listed building lies adjacent to the southern boundary of the site.	Careful siting and design within the setting of the listed building.	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	Dunvegan designed landscape lies to the west of the site.		
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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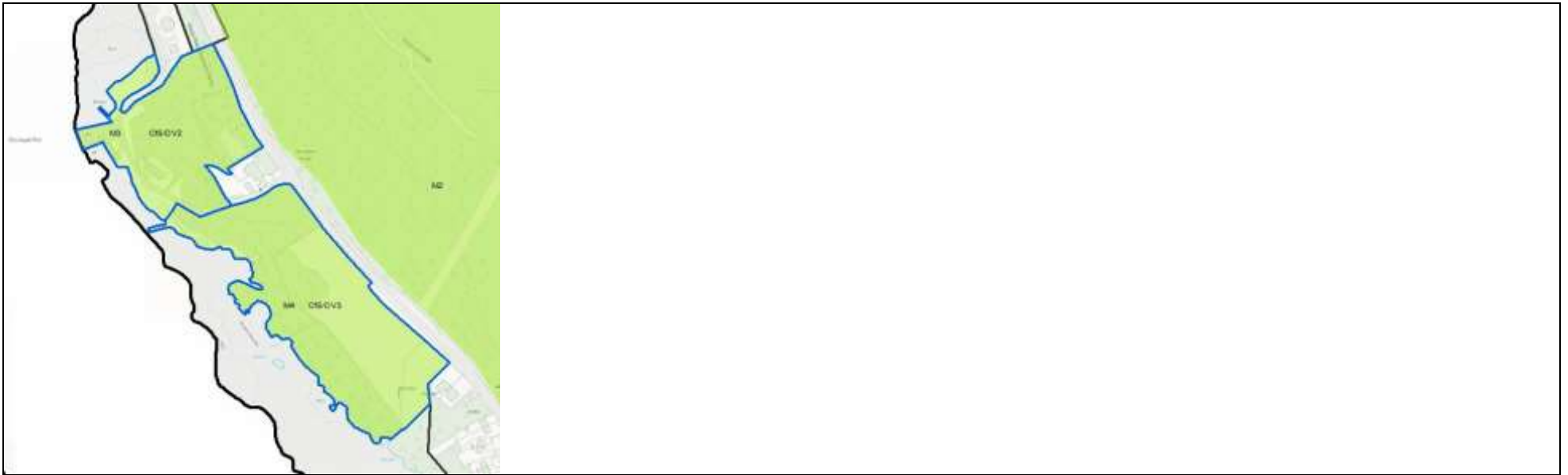
	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

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<b>Settlement:</b> Dunvegan		<b>GIS Site Ref:</b> 732 <b>Pre-MIR Site Ref:</b> LP-M3; CfS/DV4. LP-M4; CfS/DV3 <b>MIR Site Ref:</b> DVM3; DVM4
<b>Site Name:</b> Adjoining Dunvegan Pier. South of Dunvegan House	<b>OS Grid Ref:</b> 124, 709; 848, 365	<b>Site size (ha):</b> 1.7; 2.7
<b>Source of site suggestion:</b> Highlands and Islands Enterprise. Existing local plan allocation	<b>Site History (local plan and planning applications):</b> No history of applications	
<b>Current Use:</b>	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> DVM3- Preferred Mixed Use (Business, Industrial and Tourism-harbour related uses only). DVM4- Preferred Mixed Use (Mixed Use (Business, Housing and Tourism))

<b>Location Plan</b>
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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	0= Development is unlikely to have any effects on the status	Loch Dunvegan lies adjacent however this waterbody is	6m buffer to watercourses.	

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	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?	any water bodies	baseline and of good status. An unnamed non-baseline watercourse runs through DVM4 to the south.		
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	0= Development is unlikely to have any effects on the water environment			

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	course)				
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	No physical works planned for within the boundary of the watercourse.	Setback development from watercourses.	0= Development is unlikely to have any effects on public or private water supplies
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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)		Encourage existing links to active travel networks.	++Proposal is within close distance of a range of facilities or improvement to provisions will be made i.e. footpath, cycleway, 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	+ Development likely to have a high heat demand and is close to planned source of heat supply	Potential to be high density development.	Ensure viable connection to heat	

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	heat demand is there potential for the development of a heat network?		Opportunity to connect to heat sources from industrial uses within the village.	network if industrial development comes forward.	
3a	<b>Flood Risk</b> 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 parts of the site have been identified as being at risk of surface water flooding. An extensive coastal flood risk zone lies adjacent to the site to the west.	FRA required to assess the coastal flood risk to the site. A small watercourse runs through the site, FRA may also be required to assess the impact to the site. DIA may also be required.	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
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	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			

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	process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	- Development of the site would have a minor negative effect on a Natura 2000 site	The Ascrib, Isay and Dunvegan Special area of conservation slightly encroaches upon the northern boundary of the DVM3 site.	Potential setback of development from this area and integration of a green network.	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	- 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 sites lie within a view over open water designation.	Careful siting and scale of development.	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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	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	Ancient woodland encroaches upon both sites to the eastern boundaries.	Retain and protect significant trees within site. Secure new woodland planting in order to screen site from road. Opportunity to integrate a green network into sites.	+ Proposal will enhance non-designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red	- Protected Species present but licence not required due to ability to mitigate	Habitat likely to support protected species.	Setback from watercourses and vegetation. Opportunity for	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of



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	squirrel and badgers			integration of a green network.	the quality of a BAP priority habitat
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		See 5d	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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  + + Sheltered by topography and vegetation, south facing, gradual slope	DVM4 has a southerly aspect with an attractive outlook. DVM3's southern area has a southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ + Sheltered by topography and vegetation, south facing, gradual slope

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	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	DVM3- U4761 / A850 junction improvements required. U4761 road improvements required, ie laybys. New access from A850 may not be supported.  DVM4- Existing private access track from A850 to site is gated. Watercourses cross 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	Dunvegan Primary School's current roll is 34% and this is forecast to slowly decrease to 29% by 2028/29.  Portree High School current roll is 53% and is forecast to increase		

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			slowly to 60% 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 cross the sites.	Development setback.	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	Infrastructure located within DVM3 and on the boundary of DVM4.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare units.	Upgraded infrastructure may be required.	0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in	Infrastructure, access issues however, the site hosts many assets		

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	such as woodland, attractive outlook, south facing and close to many services and facilities.		
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	Promotion of local skilled jobs. Enhancement of the character of the village in relation to its harbour activities and promotion of tourist enterprises.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Existing public space is informal.	Provide useable public open space within the wider development area.  Compliance of development with the Council	+ + Proposal would have significant positive impact on quantity and/or quality of green space
10b	To what extent will the proposal	0 = Utilises or is in close proximity to existing connections	No core paths within the site boundary.	Improve connections to core path to the	+ Improves/enhances green network connectivity, or key

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	contribute to greater connectivity of open space?			east.	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	See 10b		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	DVM4- Includes two quarries (SL-MIN-1008 centred at NGR 155922: 835368 and SL-MIN-1108 centred at NGR 126525: 847968) - a written site history to ascertain whether or not there was any historic infilling of	Request further information.	+ Will remediate minor contamination or small scale contamination onsite

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			waste would be requested.		
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land		Retain green corridor.	
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 soils/peat/wetlands 0=Site is not located within an area of known carbon rich soils/peat/wetland	DVM4- peat and GWDTE may be limiting factors to development.	Potential requirement for peat management plan, to define developable area.	-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	0= Site is not on high quality agricultural soils or croft land	LCA=5.2 therefore is not on good quality agricultural land. There is no evidence of the land being in crofting tenure.		

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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		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 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	0= Site is not potentially suitable site for waste management activities			

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	of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  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	Sites are covered entirely by the North West Skye SLA.	Careful siting and design as to not detract from the special landscape qualities.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b>  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			-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest  - Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest  0 = Location, scale or nature of



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	of the landscape and the qualities of wild land and unspoiled coast				proposal unlikely to have any effects on qualities of landscape interest  + Proposal offers minor or local enhancement to qualities of landscape interest  + + Proposal significantly enhances qualities of landscape interest  ?? = Unknown
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  ?? = Unknown			
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery		Careful siting and scale as to not detract from the views over open water designation and impact upon the SLA qualities.	+ 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

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<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	<p>There are a number of locally important historic buildings around the pier that will need to be preserved and retained wherever possible.</p> <p>There are the remains of former boathouses and buildings associated with a redundant pier - this will all require recording and preservation in situ where practicable</p>	Further investigation of sites and development potential assessment or appropriate setback may be required.	+ 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

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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	Cat C listed building at the pier.	Careful siting and design within the setting of listed building.	+ and or proposal will enable better access to listed building and or minor enhancement of the setting of a 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?	- Development of site would have a minor negative impact on a garden or designed landscape and/or its wider setting	The proposed boundary is partly within the Inventory designed landscape - Historic Scotland will need consulting.	Careful siting and design within the designed landscape.	+ Proposal will result in minor renovation/regeneration of a garden and designed landscape and /or will enable better access to a garden and designed 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			

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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		Appropriate access and layout of development.	
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement: Dunvegan, Kilmuir and Lonemore</b>		<b>GIS Site Ref: 103; 726</b> <b>Pre-MIR Site Ref: CfS/DV4; WHILP/M5</b> <b>MIR Site Ref: DVM5</b>
<b>Site Name: Quarry</b>	<b>OS Grid Ref: 126465, 848069</b>	<b>Site size (ha): 4.3</b>
<b>Source of site suggestion: Highlands and Islands Enterprise;</b>	<b>Site History (local plan and planning applications): none</b>	
<b>Current Use: Former Quarry</b>	<b>Proposed Use: Mixed Use</b>	<b>MIR Status: Preferred for Mixed Use (Business, Tourism and Industrial)</b>

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is non-baseline		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	--Proposal is a significant distance from existing centres of population/services/transport	Proposal far from existing settlement and transit	Developer requirements to provide a footpath	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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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)	connections.	into Dunvegan may mitigate, but not fully resolve impact.	negative impact on emissions 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 but location is not close to any current or planned future source of heat supply	Development could have high heat demand depending on nature of industrial use		
3a	<b>Flood Risk</b> 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 parts of the site have been identified as being at risk of surface water flooding Small watercourse also flows through site.	A DIA and FRA 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	0 = Development of the site would have no impact on flood risk 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?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal  ?? = Unknown			

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	<b>Appraisal is likely be required</b>				
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,	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Development should secure new woodland planting in order to screen site from road.		

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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?	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 sheltered by topography and vegetation south west or south east facing gradual slope	Entire site south facing		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Connection to A850 tourist route		
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	Current access to A850, but may not be appropriate for larger scale development	Access may need to be upgraded.	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in relevant primary school and	X = Proposal would not directly result in school pupils			

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	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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Landscape and visual division between back end of site and front of site, may allow for less intensive development in south with more disruptive uses in the north of site.	Careful layout and design of site may allow for mixed use.	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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Currently less than 10 housing units of WTW capacity. 349 units of STW capacity. Currently no programmed improvements on infrastructure.	Upgraded infrastructure may be required. Development may encourage improvements.	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment

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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)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Previously allocated in plan		
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 and business use could result in highly skilled positions.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	- Proposal would fragment key access networks or open space	Proposal is far from		

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	contribute to greater connectivity of open space?	and/or the proposal does not connect or relate well to existing access networks or green networks	existing networks.		
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land	Most of site has been previously developed.		
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	Includes two quarries (SL-MIN-1008 centred at NGR 155922: 835368 and SL-MIN-1108 centred at NGR 126525: 847968)	A written site history to ascertain whether or not there was any historic infilling of waste would be requested.	+ Will remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of	0 = Site is not greenfield land			

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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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Some of site peat, however most of site has been previously disturbed.	A peat management plan may be required	0=Scale or type of proposal unlikely to effect on soil or croft land
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 a significant increase the amount of waste going to landfill.	Could result in a significant increase of industrial, tourism and	Provide recycling facilities on site	- Will cause an increased amount of waste going to landfill



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			business related 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?	- Relatively remote from waste producers	Site not located relatively close to major centres on island such as Skye or Broadford		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	- Development poorly orientated	Would elongate		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?	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	settlement.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Prominent from tourist route	Industrial use should occur in rear of site and be visually self contained. Landscaping may be required.	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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?	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 SKYE

<b>Settlement: Dunvegan</b>		<b>GIS Site Ref: 104; 725</b> <b>Pre-MIR Site Ref: Cfs/DV5; WHILP/I1</b> <b>MIR Site Ref: DVM6</b>
<b>Site Name: Lonemore Industrial Estate</b>	<b>OS Grid Ref: 126594, 846330</b>	<b>Site size (ha): 2.4</b>
<b>Source of site suggestion: Highlands Islands and Enterprise</b>	<b>Site History (local plan and planning applications): Erection of fire station (04/00227/FULSL)</b>	
<b>Current Use: Fire station, vacant lot and some greenfield</b>	<b>Proposed Use: Industrial</b>	<b>MIR Status: Preferred for Mixed Use (Community and Business)</b>

### Location Plan



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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	No waterbodies on site.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					



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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)	Proposal at edge of settlement		
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	Mix of uses could have high heat demand, and no planned future sources of heat nearby.		
3a	<b>Flood Risk</b> 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	-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	Site fronts B884		
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.	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the	Site next to fire station. Potential for	Careful siting and appropriate industrial and business adjacent	0=proposal is unlikely to be affected by physical or bad

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	electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	proposed use and could cause minor disturbance	noise impacts.	uses should mitigate any issues.	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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare 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	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Already in area plan, although common grazings land on site could be an issue		

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	infrastructure)				
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	Community and business uses likely to result in highly skilled positions		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			

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	paths, cycle paths, coastal paths and rights of way?				
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Highland council yard on site.		
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	Includes a Council Yard (SL-TRN-1004 centred at NGR 126585: 846379) - some investigation work has previously been carried out at this location. Should a development take place outwith the area of SL-TRN-1004 there would be no comment.	May require a site investigation	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	A large component of site is greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			



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	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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	SEPA has identified some of the site as containing peat	A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land
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 identified as common grazings area		
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 industry 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	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?	- Relatively remote from waste producers			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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 accommodate it? Such as current settlement boundaries, existing	- 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	Development at edge of current settlement boundaries		

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	townscape and character of surrounding area?	proposal partially relates to current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	++ Proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses	Could result in the redevelopment of derelict site.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Farmstead monument northwest of site	Development should respect setting of monument.	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	Several listed buildings associated with Lonmore Free Church located northeast of site	Development should respect setting of listed buildings.	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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<b>Settlement: Dunvegan</b>		<b>GIS Site Ref: none</b> <b>Pre-MIR Site Ref: none</b> <b>MIR Site Ref: DVB1</b>
<b>Site Name: Land South of Fairfield Cottage</b>	<b>OS Grid Ref: 127022 846242</b>	<b>Site size (ha): ~14.7</b>
<b>Source of site suggestion: none</b>	<b>Site History (local plan and planning applications): none</b>	
<b>Current Use: Greenfield</b>	<b>Proposed Use: Business and Tourism</b>	<b>MIR Status: Preferred for Business and Tourism</b>

<b>Location Plan</b>
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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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	<b>constraints</b>				
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 waterbodies on site.</p>		
1b	<p>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</p>	<p>0= Development is unlikely to have any effects on the water environment</p>			



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	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 a significant distance from existing centres of population/services/transport connections and will be likely cause a significant increase in use of private car (Co2 emissions)	Proposal is located outside of settlement boundaries and some distance from core paths and public transit stops.		
2b	For developments likely to have a high	- Development likely to have a high heat demand but location is	Distillery use could have high heat		

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	heat demand is there potential for the development of a heat network?	not close to any current or planned future source of heat supply	demand, but no planned development of heat network nearby		
3a	<b>Flood Risk</b> 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	Portion of northwest site at risk for pluvial flooding and surface water issues	A FLA may be required for development of 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	Development of site could impact flooding west of site	See above	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			
<b>Biodiversity, Flora and Fauna</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	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	0 = Unlikely to be any impact on			

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	geodiversity sites or wider geodiversity interests that could be affected by the proposal?	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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Site very exposed but about 50% southfacing		
7a	Road network capable of	0 = Proposal would be easily accommodated by existing road			

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	accommodating traffic generated?	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	Currently no access into site.	Would require access road from A863 tourist route	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.)	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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare units.	Development may encourage Scottish Water to increase WTW capacity	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
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 could potentially be common grazings land.		
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	Tourism or business use would result in several long term positions.		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Area not likely to be currently used as public 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	Proposal far from existing 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?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land				



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	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		
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	Poor group conditions, potential for peat.	A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land
12b	For greenfield sites	-Could cause a minor loss of	Site potentially		

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	to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	good agricultural land or locally important croft land	identified as common grazings land.		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.	Could result in an increase of business and tourism 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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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 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 and density	Development outside of settlement boundaries and far from key services and similar uses		
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	Site highly visible from tourist route	Need for exceptional siting and architectural design quality.	- Proposal would be visually intrusive in wider general scenery

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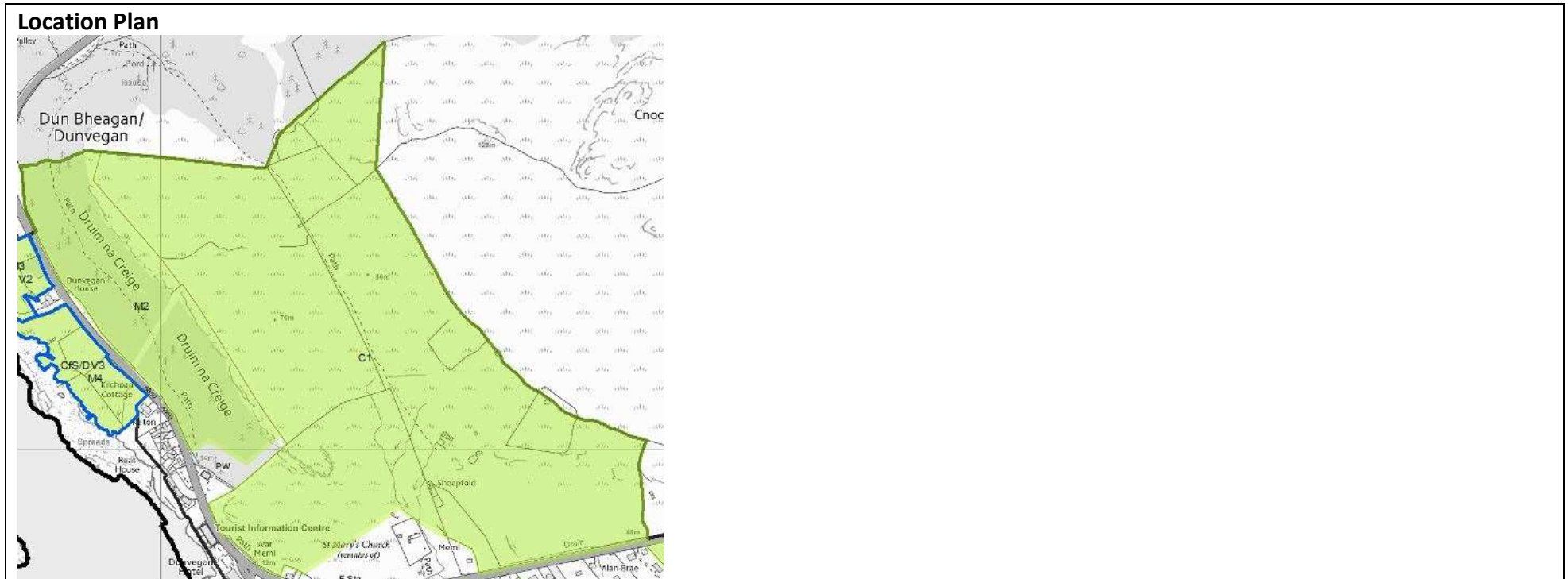
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location 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	Listed buildings north of site	Development should respect the setting of buildings.	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?	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 SKYE

<b>Settlement:</b> Dunvegan		<b>GIS Site Ref:</b> 734 <b>Pre-MIR Site Ref:</b> C1 <b>MIR Site Ref:</b> DVC1
<b>Site Name:</b> North of St Mary's Church	<b>OS Grid Ref:</b> 125,263; 848,138.	<b>Site size (ha):</b> 50
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> No history of applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Community (Golf course provision)	<b>MIR Status:</b> Preferred for Community Use



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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 non-baseline watercourse runs through the site.	6m buffer to watercourses.	
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No physical works directly within 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	environment. Set-back from adjoining watercourses.		
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	Site is within the existing central area of the village. Core paths	Encourage connection to existing active travel	++Proposal is within close distance of a range of facilities or improvement to provisions will be

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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)	run through the site and public transport route exists to the western boundary of the site.	connections.	made i.e. footpath, cycleway, 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	Given the nature of development.		
3a	<b>Flood Risk</b> 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	This is a large site and depending on the proposed land use there is the potential for surface water run off to impact on adjacent areas, DIA required. There are also a number of small watercourses that flow through the site but as the site is quite	FRA and DIA may be required.	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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			large then buffer strips should remove need for 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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	Ancient woodland exists on the eastern edge of the site. Native and ancient woodland is within close proximity of the site on the northern boundary.	Retain trees and integrate green corridor to protect and enhance these assets.	+ Proposal will enhance non-designated interests

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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	Given habitat there is likely to be protected species on the site.	Integration of a green network, setback of development from trees and watercourses.	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat
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		Retain and enhance corridors throughout the site.	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat

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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The majority of the site (apart from the northern section) has a southerly aspect and is sheltered well by vegetation.		
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	Existing access track into the site- may required to be upgraded and extended.	Form suitable access.	- 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	X = Proposal would not directly result in school pupils			

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	relevant primary 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines cross the site.	Setback development from overhead lines.	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 infrastructure is located on the boundary of the site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW= less than 10 spare units capacity. WWTW= 349 spare units.		
9d	Is the site likely to be delivered within the LDP timeframe? (this	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in			

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	will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	existing local plan and/or has planning permission) and 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?	++ significant net economic benefits, including creation highly skilled, permanent jobs			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 considered as informal public open space.	Opportunity to provide formal and 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	- 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	Core paths run through the site and development has potential to fragment	Retain and enhance existing path networks through integration of a green	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space



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	space?	networks	these.	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 significant opportunities to link the wider path network to reach a range of services and facilities		See 10b	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Retention of core paths, watercourses and trees. Nature of proposal.	+ + Proposal will enhance the amenity 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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Peat and GWDTE likely to be a limiting factor on development	A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land
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	Most of site is potentially common grazing land. LCA 5.3-6.2		
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 community related 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			
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><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	Close to views over open water west of site.		
15b	To what extent is the	+ Well connected/ appears to	Would create a better		

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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	link in between village and historic castle site.		
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	Golf course type development would not have significant adverse visual effects.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Several scheduled monuments located on site or adjacent to site including St Mary's Church	Potentially a requirement for walkover survey dependent on nature and extent of proposal. Site design should ensure that setting of building is not affected by development	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	Duirinish Parish Church Listed A Building located west of site	Site design should ensure that setting of building is not affected by development	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,			

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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	Could facilitate improved access to St Mary's Church and Duirinish Parish		

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

Settlement: Dunvegan, Kilmuir and Lonemore		GIS Site Ref: none Pre-MIR Site Ref: none MIR Site Ref: DVC2
Site Name: Primary School and Adjoining Land	OS Grid Ref:125934, 194923	Site size (ha): 3.6
Source of site suggestion: none	Site History (local plan and planning applications):	
Current Use: School and related facilities	Proposed Use: Community	MIR Status: Preferred for community (New/refurbished community school)

### Location Plan



### Photographs (if available)



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

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 environment or	0= Development is unlikely to have any effects on the water environment			

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	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Proposal in the centre of village		

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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			
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	Community use likely to have higher heat demand		
3a	<b>Flood Risk</b> 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 the proposal have an	X = Not applicable, site is not			

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	impact on or likely to be affected by coastal erosion or natural coastal process?	close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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			

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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			
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			

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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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a	+ Minor sheltered by topography and vegetation south west or	Northeast side of site is southfacing		

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	sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	south east facing gradual slope			
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	Access to site already exists		
8	Education  Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils	Proposal is for a school. Would not directly bring new children to area but could increase school capacity		
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	0=proposal is unlikely to be affected by physical or bad neighbour constraints			

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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			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Currently less than 10 housing units of WTW capacity. 349 units of STW capacity. Currently no programmed improvements on infrastructure.	Upgraded infrastructure may be required.	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect
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			



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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 additional education related positions		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Possible expansion of existing green and open spaces such as football pitch		
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	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			

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	rights of way?				
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Site of school		
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?	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	0=Site is not located within an area of known carbon rich			

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	including peat/wetlands?	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 Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of education 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	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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><b>Non designated landscape features and key landscape interests</b></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			

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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	Could visually improve west side of site		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Previous archaeological finds on site	Any archaeological finds must be recorded and reported.	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 SKYE

<b>Settlement: Dunvegan</b>		<b>GIS Site Ref: 727</b> <b>Pre-MIR Site Ref: WHILP/M6</b> <b>MIR Site Ref: DVM7</b>
<b>Site Name: Former Caravan Site</b>	<b>OS Grid Ref: 126065 847763</b>	<b>Site size (ha): 1.9</b>
<b>Source of site suggestion: Adopted LP Site</b>	<b>Site History (local plan and planning applications): none</b>	
<b>Current Use: Former Caravan Site</b>	<b>Proposed Use: Mixed Use (Community and Housing)</b>	<b>MIR Status: Non-Preferred for Mixed Use</b>

### Location Plan





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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	Allt Beag is non-baseline waterbody		

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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies	Development is >2 ha		
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)	Distinct from village facilities		
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 low density development not likely to have high heat demand		
3a	<b>Flood Risk</b> 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 parts of the site have been identified as being at risk of surface water flooding. Small watercourses also flow through site.	A DIA and/or FRA may be 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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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 3a	Drainage requirements may be needed.	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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	- Development of site would result in minor loss of non designated interests	Some mature trees edge site	Development should include holdback from trees.	0 = 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				
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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

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	result in habitat fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Most of the site is south facing but fairly level		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Proposal fronts A850		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Current access onto A850	Access may need to be upgraded	
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	Dunvegan Primary School currently operating at >40% capacity and decline.		

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	secondary school?	sustain school/s	Portree Secondary not projected to peak above 62% capacity.		
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	11 kV and low voltage overhead lines bisect site but not expected to have any significant adverse negative impacts		
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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Currently less than 10 housing units of WTW capacity. 349 units of STW capacity. Currently no programmed improvements on	Upgraded infrastructure may be required.	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect



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			infrastructure.		
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	Could create some temporary construction positions as well as more permanent positions associated with community use.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 negatively affect area of open space in settlement	Publically accessible open space provision required as per Open Space in New Residential Development:	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal

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				Supplementary Guidance	
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	Proposal removed from existing open space and 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?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	- Site development would ignore opportunities to make use of brownfield land	Site previously used as a caravan site. Some existing structures present.		

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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?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Could result in minor reuse of existing structures depending on condition of buildings and type of development.		
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	Some of the site has been identified as potentially containing peat	A peat management plan may be required	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?	0= Site is not on high quality agricultural soils or croft land	Agricultural capability is 5.1		
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 waste related to housing and community uses.	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	0= Site is not potentially suitable site for waste management activities			

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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	<p><b>interests</b></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>				
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 and density</p>	<p>Development would fail to relate well to current crofting pattern of settlement. Issues with active travel links to rest of settlement. Site more appropriate for infill development</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>			
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Dunvegan Cemetery north of site but no expected impact		
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			



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<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> allocated for community use as site C1 <b>MIR Site Ref:</b> PTH1
<b>Site Name:</b> North end of Home Farm Road	<b>OS Grid Ref:</b> 1477 8441	<b>Site size (ha):</b> 0.3 ha
<b>Source of site suggestion:</b> Current planning application	<b>Site History (local plan and planning applications):</b> Allocated for community use in adopted local plan	
<b>Current Use:</b> Informal open space	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred (outcome to be determined by outcome of pending application)

**Location Plan**



**Photographs (if available)**

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 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.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively close to settlement centre and its facilities.	Provide / improve active travel and public transport connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Limited vegetation on eastern site boundary.	Retain and set development back from boundary woodland.	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	Limited vegetation on eastern site boundary.	Retain and set development back from boundary woodland.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Limited vegetation on eastern site boundary.	Retain and set development back from boundary woodland.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Landform and surrounding development provides shelter from the prevailing wind. Relatively flat but with mixed aspect.	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			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?	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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		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 close to site boundary. Long extensions required which may exceed reasonable cost allowances.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Legal restriction currently affects site.	Resolve legal restriction and determine planning application.	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			0 – no net economic benefits

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	Loss of informal open space within the site.	Retain some public open space or secure other compensatory provision off 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Loss of informal open space within the site.	Retain some public open space or secure other compensatory provision off site.	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		Connect site to adjoining path and footway network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	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	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?	- Small scale use of greenfield land	Small loss of greenfield land inevitable.	Minimise loss.	- 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	Reasonably distant from the existing and potential Sluggans facilities.		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			0= Not applicable
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is visually self contained by surrounding development and is not prominent in any significant public views.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	area?				
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 visually self contained by surrounding development and is not prominent in any significant public views.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interests overlap site.	Possible need for archaeological condition on any permission.	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			0 = Will not impact any conservation areas due to nature, scale or location of

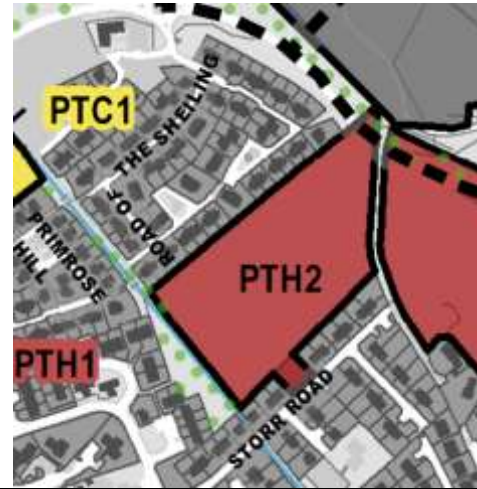
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> allocated for housing as site H3 <b>MIR Site Ref:</b> PTH2
<b>Site Name:</b> North of Storr Road	<b>OS Grid Ref:</b> 1480 8442	<b>Site size (ha):</b> 2.5 ha
<b>Source of site suggestion:</b> Allocated in adopted local plan	<b>Site History (local plan and planning applications):</b> Allocated for housing development in adopted local plan	
<b>Current Use:</b> Predominantly grazing	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 within the water environment.	Development set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Relatively close to settlement centre and its facilities.	Provide / improve active travel and public transport connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Very small pluvial flood risk area within site.	Small depression can be filled in.	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		Adjoining watercourse development set-back. No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Woodland on site boundaries.	Retain and set development back from boundary woodland.	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	Woodland on site boundaries may support protected species.	Retain and set development back from boundary woodland.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Woodland on site boundaries.	Retain / enhance green corridors around site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Landform and surrounding development provides shelter from the prevailing wind. Relatively flat but with mixed aspect.	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?	- Proposal will put existing road network under strain	Dependent upon reservation for and completion of Portree Link Road.	Dependent upon reservation for and completion of Portree Link Road.	- 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			0 = Primary and/or secondary school have

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

	school and secondary school?	sufficient spare capacity to accommodate additional pupils arising from development			sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Set-back from or diversion of overhead lines.	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 close to site boundary. Long extensions required which may exceed reasonable cost allowances.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Requires short distributor road extension.	Requires short distributor road extension.	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	0 – no net economic benefits			0 – no net economic benefits

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

	of employment opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	There is no useable public open space within the site.	Retain and enhance green corridors surrounding site as public open spaces.	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 useable public open space within the site.	Retain and enhance green corridors surrounding site as public open spaces.	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	Core path adjoins site.	Retain and enhance green corridors surrounding site as public open spaces with new / improved path connections.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	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

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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?	- Small scale use of greenfield land	Small loss of greenfield land inevitable.	Minimise loss by retaining / enhancing green corridors around site.	- 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?	-Could cause a minor loss of good agricultural land or locally important croft land	Loss of good quality agricultural land inevitable.	Minimise loss of good quality agricultural land.	-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?	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	0 = No waste management sites nearby that could be compromised or use	Reasonably distant from the existing and potential Sluggans facilities.		0=Not applicable

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	and could it therefore compromise the waste handling operation?	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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have	Site is visually self contained by surrounding	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have

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	accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	a very minimal impact on the landscape	development and is not prominent in any significant public views.		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.	Site is visually self contained by surrounding development and is not prominent in any significant public views.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Possible need for archaeological assessment given history of adjoining Home Farm development.	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

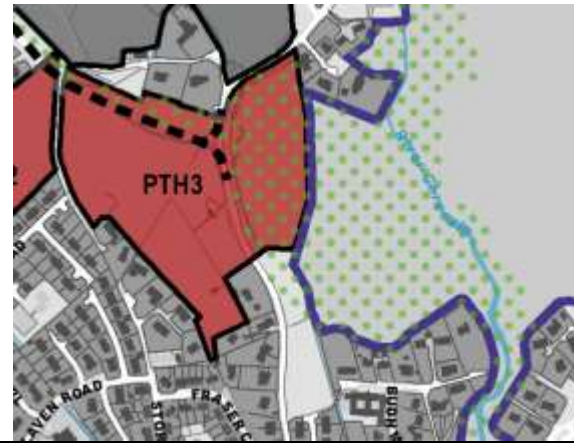
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> Part allocated for housing as site H4 <b>MIR Site Ref:</b> PTH3
<b>Site Name:</b> Kiltaraglen	<b>OS Grid Ref:</b> 1483 8442	<b>Site size (ha):</b> 6.2 ha
<b>Source of site suggestion:</b> Part allocated in adopted local plan	<b>Site History (local plan and planning applications):</b> part allocated for housing development in adopted local plan	
<b>Current Use:</b> predominantly grazing	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)



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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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.	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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively close to settlement centre and its facilities.	Provide / improve active travel and public transport connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Very small pluvial (small watercourse) flood risk area within site.	Watercourse set-back.	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	Very small pluvial (small watercourse) flood risk area within site.	Watercourse set-back. No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>	- Development of site would result in minor loss of non designated interests	Area of native woodland within that part of the site east of Staffin Road.	Retain and set development back from this woodland.	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	Area of native woodland within that part of the site east of Staffin Road.	Retain and set development back from this woodland. Possible need for protected species survey.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	Area of native woodland within that part of the site east of Staffin Road.	Retain / enhance green corridors within and around site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Landform provides shelter from the prevailing wind. Part of site has southerly aspect but part also has a north easterly aspect. Potential winter frost pocket and winter shading.	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?	- Proposal will put existing road network under strain	Dependent upon reservation for and completion of Portree Link Road.	Dependent upon reservation for and completion of Portree Link Road.	- 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

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			0 = Primary and/or secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Set-back from or diversion of overhead lines.	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 close to site boundary. Long extensions required which may exceed reasonable cost allowances.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Ownership, ground conditions, crofting, infrastructure and deficit funding constraints.	Resolve constraints.	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of 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			0 – no net economic benefits
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 useable public open space within the site.	Retain and enhance green corridor as public open space within 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no useable public open space within the site or adjoining.	Retain and enhance green corridor as public open space within site.	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	Core path adjoins west and north edges of site.	Retain and enhance green corridor as public open space within site with new / improved path connections.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	0 = Will not affect brownfield land due to the nature, scale or location of			0 = Will not affect brownfield land due to the nature, scale or location of

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			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	Small loss of greenfield land inevitable.	Minimise loss by retaining / enhancing green corridor within and around site.	- 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?	-Could cause a minor loss of good agricultural land or locally important croft land	Loss of good quality croft land inevitable.	Minimise loss of good quality croft land.	-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?	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	Reasonably distant from the existing and potential		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	Sluggans facilities.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or	Site is sloping but visually	Good siting, layout and	0 = Due to scale, nature or



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	the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	location proposal will have a very minimal impact on the landscape	self contained because of its enclosure by slope and vegetation. Prominent from Staffin tourist route.	design.	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.	Site is sloping but visually self contained because of its enclosure by slope and vegetation. Prominent from Staffin tourist route.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

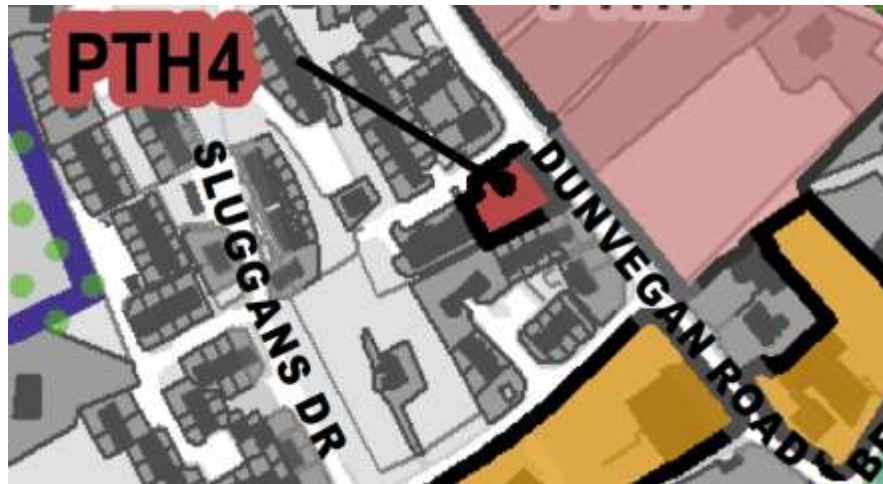
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**

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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTH4
<b>Site Name:</b> Urquhart Court	<b>OS Grid Ref:</b> 1473 8439	<b>Site size (ha):</b> 0.1 ha
<b>Source of site suggestion:</b> Planning permission	<b>Site History (local plan and planning applications):</b> planning permission for housing	
<b>Current Use:</b> Previously developed for various uses	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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SEA – SITE ASSESSMENTS FOR SKYE**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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SEA – SITE ASSESSMENTS FOR SKYE**

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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Trees border the site to the south.	Retain trees and development set-back.	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	There is no habitat within the site that is likely to support protected species.	Development set-back from trees.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	There is no habitat surrounding the site that is likely to support protected species.	Development set-back from trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding development / vegetation shelters site from prevailing wind. Predominantly a north easterly aspect.	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			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?	0 = Primary and/or secondary school have sufficient spare capacity to	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead line crosses corner of site.	Development set-back from overhead line.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Planning permission.		+ 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



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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			0 – no net economic benefits
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Small, brownfield infill site.		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	Small, brownfield infill site. No core paths within or close to site.	Connect to existing footways.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed.		+ Minor redevelopment of brownfield land

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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	Potential contamination risk from previous uses.	Assessed through planning application consideration process.	- 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			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	Most of site is previously developed.	Potential for re-use of materials addressed through planning application.	+ 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			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	Reasonably distant from the existing and potential Sluggans facilities.		0=Not applicable

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SEA – SITE ASSESSMENTS FOR SKYE**

	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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on	Site is central, predominantly brownfield and visually	Good siting, layout and design. Retain boundary planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	settlement boundaries, existing townscape and character of surrounding area?	the landscape	self contained.		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.	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interest within site.	Developer survey and recording for any redevelopment.	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			0 = Will not impact any conservation areas due to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		nature, scale or location of proposal			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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT05 <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTH5
<b>Site Name:</b> York Drive (East)	<b>OS Grid Ref:</b> 1482 8436	<b>Site size (ha):</b> 0.1 ha
<b>Source of site suggestion:</b> Lochalsh & Skye Housing Association	<b>Site History (local plan and planning applications):</b> n/a	
<b>Current Use:</b> Part developed part vacant	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>	- Development of site would result in minor loss of non designated interests	A few trees exist within the site.	Retain trees if possible with appropriate development set-back.	- Development of site would result in minor loss of non designated interests
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	A few trees exist within the site.	Retain trees if possible with appropriate development set-back.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	A few trees exist within the site. Village centre site isolated from other habitat.	Retain trees if possible with appropriate development set-back.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Sloping but sheltered by surrounding development and predominantly a southerly aspect.	Design and siting of 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	Fringe of village centre site so minor parking and site access issues.	Provide adequate parking and site 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 school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional

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		pupils arising from development			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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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?	0 – no net economic benefits			0 – no net economic benefits

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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 <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No public open space within site which is partially brownfield.		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	No public open space within site which is partially brownfield. More suitable for infill development as isolated from other areas of open 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	Small, part brownfield infill site. No core paths within or adjoining site.	Connect to existing footways.	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 on site?	+ Minor redevelopment of brownfield land	Part of site is previously developed.		+ 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

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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	Most of site is previously developed.	Potential for re-use of materials addressed through planning application.	+ 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			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	Distant from the existing and potential Sluggans facilities.		0=Not applicable
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable site for waste			0= Not applicable

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central, part brownfield and visually self contained.	Good siting, layout and design. Retain trees if possible.	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	0 = Unlikely to be any	Site is central, part	Good siting, layout and design. Retain trees if	0 = Unlikely to be any visual impact due to

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	visually intrusive?	visual impact due to nature, scale or location of proposal.	brownfield and visually self contained.	possible.	nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interests border site.	Possible need for archaeological evaluation.	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	Category B listed building adjacent so possible impact on setting.	Appropriate 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?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	Site lies within conservation area.	Appropriate siting and design.	0 = Will not impact any conservation areas due to nature, scale or location of proposal

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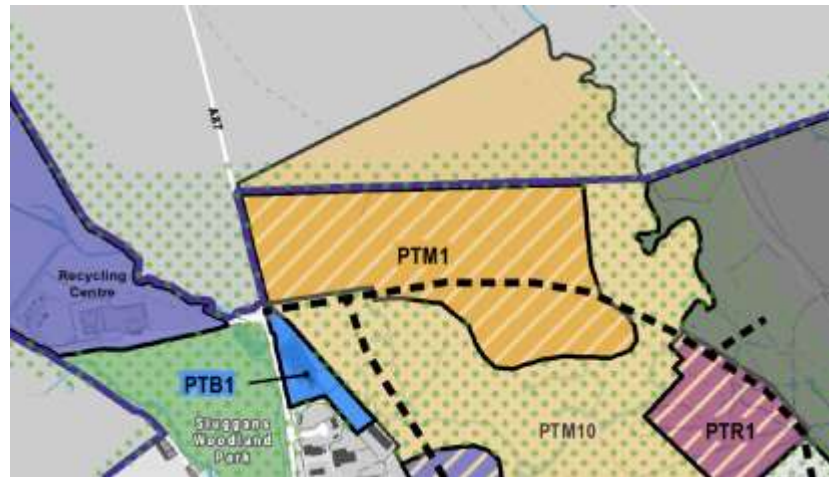
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal
16f	To what extent 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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<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT15 <b>Pre-MIR Site Ref:</b> I2 <b>MIR Site Ref:</b> PTM1
<b>Site Name:</b> North east of Mart, Home Farm	<b>OS Grid Ref:</b> 1474 8449	<b>Site size (ha):</b> 9.9 ha
<b>Source of site suggestion:</b> Adopted local plan, HIE	<b>Site History (local plan and planning applications):</b> adopted local plan industrial allocation, pending mixed use allocation	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from adjoining watercourses.	No physical works directly within the water environment. Set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	Relatively distant from village and most of its facilities.	Improve/provide public transport and active travel connections to rest of village and its facilities.	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the 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 planned source of heat supply	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	No recorded flood risk within site but significant watercourse on site edge.	Development set-back from watercourses.	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	No recorded flood risk within site but significant watercourse on site edge.	Development set-back from watercourses.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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 significant trees within site.	Retain vegetation and set-back if appropriate.	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 unlikely to support protected species.	Development set-back from watercourses and retained vegetation.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Relatively species-poor habitat.	Retain / enhance green corridors around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	New / enhanced trunk road access required and/or extension of local distributor road.	New / enhanced trunk road access required and/or extension of local distributor road.	- 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	X = Proposal would not			X = Proposal would not

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	Is there capacity in relevant primary school and secondary school?	directly result in school pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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 and infrastructure constraints.	Resolve deficit funding and infrastructure 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development would create construction and permanent employment via business / commercial components.		+ 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 <b>open space</b> ?	+ 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 there would be a requirement for provision of such with development.	Provide useable public open space within wider development area.	+ 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 but there would be a requirement for provision of such with development.	Provide useable public open space within wider development area.	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.	Provide useable public open space within wider development area and new path 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?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	No brownfield component of site.		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?	- 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 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?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Two thirds of site classified as deep peat.	Develop shallower peat depth areas of site. Retain / enhance other areas as undisturbed green corridors.	-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?	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	Reasonably distant from the existing and potential Sluggans facilities and proposed uses not likely		0=Not applicable



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

	waste handling operation?	waste management site	to be sensitive receptors.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses	Site is on the fringe of the settlement and is relatively prominent	Good siting, layout and design. Additional, structural planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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	when viewed from a key trunk, tourist route.		the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is relatively prominent when viewed from a key trunk, tourist route.	Good siting, layout and design. Additional, structural planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

**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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTM2
<b>Site Name:</b> West of College, Struan Road	<b>OS Grid Ref:</b> 1468 8437	<b>Site size (ha):</b> 10.9 ha
<b>Source of site suggestion:</b> Adopted local plan	<b>Site History (local plan and planning applications):</b> adopted local plan mixed use allocation	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from principal watercourse on south eastern margins of site.	No physical works directly within the water environment. Set-back from principal watercourse on south eastern margins of 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	Relatively distant from village and most of its facilities.	Improve active travel connections to rest of village and its facilities.	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the 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 planned source of heat supply	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	No recorded flood risk within site but significant watercourse on site edge.	Development set-back from watercourse.	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	No recorded flood risk within site but significant watercourse on site edge.	Development set-back from watercourse.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	A few trees border the south east edge of the site.	Development set-back from these 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	A few broadleaf trees and an associated watercourse border the site otherwise the habitat is unlikely to support	Development set-back from watercourse and its associated woodland.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

			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			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	Loss of greenspace could affect green network connectivity.	Development set-back from watercourse green corridor and retention of other greenspace within site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Moderately sloping but landform shelters site from prevailing wind. Predominantly a north easterly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	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	Existing road network can be utilised with improvement.	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	0 = Primary and/or			0 = Primary and/or



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Is there capacity in relevant primary school and secondary school?	secondary school have sufficient spare capacity to accommodate additional pupils arising from development			secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	+ some net economic benefits, including creation	Development would create construction and		+ some net economic benefits, including

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	of employment opportunities?	of permanent and/or temporary skilled or unskilled jobs	permanent employment via business component.		creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	+ 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 there would be a requirement for provision of such with 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			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 school including connections to settlement core path network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the	Very small proportion of the site is previously	Develop this previously	0 = Will not affect brownfield land due to the

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

		nature, scale or location of proposal	used.	used portion.	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	Very small proportion of the site has been used for the dumping of assorted materials.	Possible 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?	- 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 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	0 = No waste management	Reasonably distant from		0=Not applicable

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	identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	sites nearby that could be compromised or use proposed will not affect waste management site	the existing and potential Sluggans facilities.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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

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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?	- 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	Site is on the fringe of the settlement and on a relatively prominent hill slope.	Good siting, layout and design.	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?	- Proposal would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and on a relatively prominent hill slope.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

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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 locally important archaeological site and/or its wider setting	HER archaeological interests within site.	Developer survey and recording.	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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT10 <b>Pre-MIR Site Ref:</b> MU2 <b>MIR Site Ref:</b> PTM3
<b>Site Name:</b> Woollen Mill and adjoining ground	<b>OS Grid Ref:</b> 1474 8437	<b>Site size (ha):</b> 1.3 ha
<b>Source of site suggestion:</b> HIE / adopted local plan	<b>Site History (local plan and planning applications):</b> adopted local plan mixed use allocation	
<b>Current Use:</b> Previously developed for assorted commercial uses	<b>Proposed Use:</b> Mixed use development	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)



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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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.	No physical works directly within the water environment. Set-back from watercourse within site.	No physical works directly within the water environment. 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	Land outwith any water source catchment and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Very small area of pluvial flood risk within site.	Development set-back from watercourse.	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	Development set-back from watercourse.	Development set-back from watercourse.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>	- Development of site would result in minor loss of non designated interests	There are several areas of broadleaf woodland that border site.	Retain trees and development set-back.	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	There are several areas of broadleaf woodland and a watercourse within the site.	Development set-back from watercourse and woodland.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Loss of greenspace could affect green network connectivity.	Development set-back from watercourse and woodland.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Partly flat and surrounding development / vegetation shelters site from prevailing wind. Predominantly a north easterly aspect.	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?	- Proposal will put existing road network under strain	Minor road improvements required.	Minor road improvements required.	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?	0 = Primary and/or secondary school have sufficient spare capacity to	Housing component and therefore pupil product likely to be low.		0 = Primary and/or secondary school have sufficient spare capacity to

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

		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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead line crosses corner of site.	Development set-back from overhead line.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Doubts about viability of land assembly given complex pattern and access arrangements for existing uses.		- 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	Development would create construction and permanent employment via commercial		+ some net economic benefits, including creation of permanent and/or temporary skilled

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		unskilled jobs	components.		or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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 but there may be a requirement for provision of such with development.	Possibility to provide useable public open space within development.	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 but there may be a requirement for provision of such with development.	Possibility to provide useable public open space within development.	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 is an existing core path within the site boundary.	Retain, extend and connect core and other path linkages to, from and through site.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed. Potential for refurbishment and/or redevelopment.	Maximise refurbishment and/or redevelopment of brownfield components	+ Minor redevelopment of brownfield land

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				of site.	
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	Contamination risk from previous / existing 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?	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	Most of site is previously developed. Potential for refurbishment and/or redevelopment.	Maximise refurbishment and/or redevelopment of brownfield components and re-use of materials.	+ 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			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	0 = No waste management sites nearby that could be compromised or use	Reasonably distant from the existing and potential		0=Not applicable

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	and could it therefore compromise the waste handling operation?	proposed will not affect waste management site	Sluggans facilities.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have	Site is central, predominantly	Good siting, layout and design. Retain planting.	0 = Due to scale, nature or location proposal will have



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	accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	a very minimal impact on the landscape	brownfield and visually self contained.		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.	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interest within site.	Developer survey and recording for any redevelopment.	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

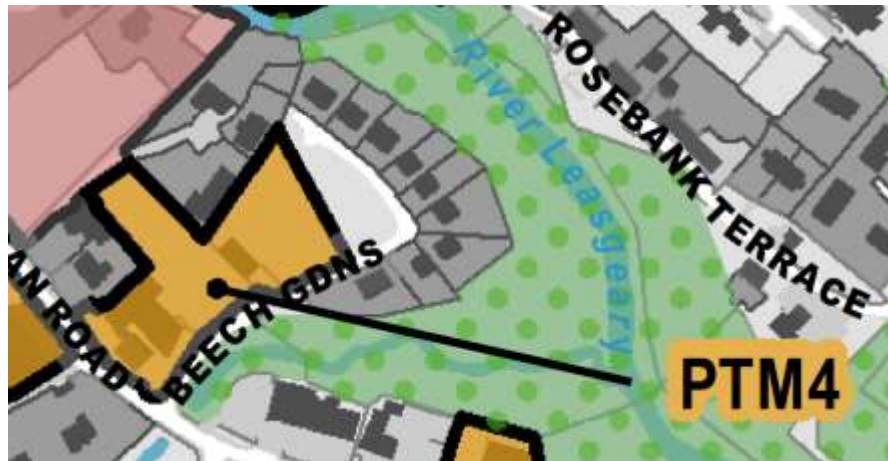
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	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

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<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTM4
<b>Site Name:</b> MacRae's Garage and adjoining ground	<b>OS Grid Ref:</b> 1475 8438	<b>Site size (ha):</b> 0.7 ha
<b>Source of site suggestion:</b> Officer suggestion / previous development interest	<b>Site History (local plan and planning applications):</b> planning applications but no extant permission	
<b>Current Use:</b> Previously developed for various uses	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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 of pluvial flood risk within site.	Localised filling of small depression.	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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Trees border the site.	Retain trees and development set-back.	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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding development / vegetation shelters site from prevailing wind. Predominantly a north easterly aspect.	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?	- Proposal will put existing road network under strain	Problematic to form improved trunk road junction and access.	Requirement to form improved trunk road junction and access for any intensification of development.	- 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	0 = Primary and/or	Small housing capacity		0 = Primary and/or

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	Is there capacity in relevant primary school and secondary school?	secondary school have sufficient spare capacity to accommodate additional pupils arising from development	and therefore small pupil product.		secondary school have sufficient spare capacity to 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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Potential contamination, ownership and trunk road access constraints.	Need to resolve / mitigate contamination, ownership and trunk road access 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	+ some net economic benefits, including creation of permanent and/or	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent



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	of employment opportunities?	temporary skilled or unskilled jobs			and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site. Small, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	No existing public open space within site. Small, brownfield infill site.		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	Small, brownfield infill site. No core paths within site.	Possibility to extend core path that runs to south eastern boundary of site.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed.		+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal	- Potentially contaminated land or small amount of	Potential contamination risk from previous uses.	Need for contamination assessment.	- Potentially contaminated land or small amount of

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	reduce contamination?	contaminated soil identified on site			contaminated soil identified 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	Most of site is previously developed.	Potential for re-use of materials.	+ 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			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	Reasonably distant from the existing and potential Sluggans facilities.		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			0= Not applicable
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	area?				
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 central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 interest within or close to 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

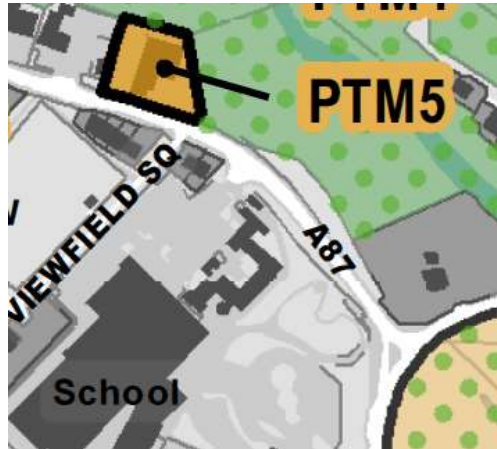
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTM5
<b>Site Name:</b> Former Builder's Depot	<b>OS Grid Ref:</b> 1476 8437	<b>Site size (ha):</b> 0.2 ha
<b>Source of site suggestion:</b> Officer suggestion / previous development interest	<b>Site History (local plan and planning applications):</b> n/a	
<b>Current Use:</b> Retail warehouse / storage	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**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	Relatively close to the centre of the settlement and its facilities.	Improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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.	LNCS borders allocation.	Retain boundary trees and development set-back.	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	Trees border the site.	Retain boundary trees and development set-back.	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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding development / vegetation shelters site from prevailing wind. Predominantly a north easterly aspect.	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?	- Proposal will put existing road network under strain	May be problematic to form improved trunk road junction and access.	Possible requirement to form improved trunk road junction and access for any intensification of development.	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

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

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	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to 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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Potential existing use, contamination, ownership and trunk road access constraints.	Need to resolve / mitigate contamination, ownership and trunk road access 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	+ some net economic	Employment uses	Maximise employment	+ some net economic

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

	economic benefit, in particular creation of employment opportunities?	benefits, including creation of permanent and/or temporary skilled or unskilled jobs	component.	uses component.	benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site. Small, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	No existing public open space within site. Small, brownfield infill site.		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	Small, brownfield infill site. No core paths within site.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed.		+ Minor redevelopment of brownfield land

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	Potential contamination risk from previous uses.	Possible need for 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?	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	Most of site is previously developed.	Potential for re-use of materials.	+ 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			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	Reasonably distant from the existing and potential Sluggans facilities.		0=Not applicable

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on	Site is central, predominantly brownfield and visually	Good siting, layout and design. Retain boundary planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	settlement boundaries, existing townscape and character of surrounding area?	the landscape	self contained.		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.	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 interest within or close to 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			0 = Will not impact any conservation areas due to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		nature, scale or location of proposal			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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT07 & PT08 <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTM6
<b>Site Name:</b> Community Centre and adjoining ground	<b>OS Grid Ref:</b> 1480 8437	<b>Site size (ha):</b> 1.0 ha
<b>Source of site suggestion:</b> Adopted local plan and Cfs suggestions	<b>Site History (local plan and planning applications):</b> various applications / permissions and adopted local plan community uses allocation on part of site	
<b>Current Use:</b> various community and commercial uses	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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	Edge of village centre location.	Improve active travel connections to the centre and other facilities.	+ 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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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 of pluvial flood risk within site.	Localised filling of small depression.	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			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	0=Proposal is close to coast but not thought to affect or			0=Proposal is close to coast but not thought to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	coastal erosion or natural coastal process?	be affected by coastal erosion			affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	Trees border the site.	Retain boundary trees and development set-back.	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  
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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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Flat and surrounding development / vegetation shelters site from prevailing wind. South easterly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations.	+ + Sheltered by topography and vegetation, south facing, gradual slope
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road access will require improvement for intensified development. Potential net loss of	Road access will require improvement for intensified development. Avoid net	0 = Proposal would be easily accommodated by existing road network

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

			public parking.	loss of public parking.	
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?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to 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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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:	- Site is affected by minor constraints which mean it is unlikely to be delivered	Potential existing use, ownership and transport constraints.	Need to resolve / mitigate existing use, ownership and	- Site is affected by minor constraints which mean it is unlikely to be delivered

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	ownership; physical, contamination, deficit funding or infrastructure)	in the early part of the LDP timeframe		transport constraints.	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	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site. Small, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	No existing public open space within site. Small, brownfield infill site.		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	Small, brownfield infill site. No core paths within site.	Retain / improve off site and through site connectivity.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed.		+ 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	Potential contamination risk from previous uses.	Possible need for 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?	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	Most of site is previously developed.	Potential for re-use of materials.	+ 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			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	0 = No waste management	Reasonably distant from		0=Not applicable



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	sites nearby that could be compromised or use proposed will not affect waste management site	the existing and potential Sluggans facilities.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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

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

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 is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	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.	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a listed building and/or its wider	Allocation adjoins Cat C(S) listed building and may affect its setting.	Careful siting and design on this boundary.	0 = Will not impact any listed buildings due to nature, scale or location of proposal

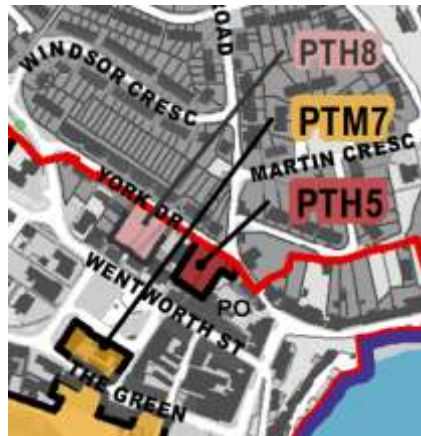
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**

		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	Close to conservation area boundary but limited visual connectivity.		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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT04 <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTM7
<b>Site Name:</b> Court House and Police Station	<b>OS Grid Ref:</b> 1481 8435	<b>Site size (ha):</b> 0.1 ha
<b>Source of site suggestion:</b> Lochalsh & Skye Housing Association	<b>Site History (local plan and planning applications):</b> commerce centre location no extant permissions	
<b>Current Use:</b> various community and office uses	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Village centre location.	Improve active travel connections within centre.	+ 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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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	0=Proposal is close to coast but not thought to affect or be affected by coastal			0=Proposal is close to coast but not thought to affect or be affected by

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	process?	erosion			coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 part of the site.	Retain boundary trees and development set-back.	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 SKYE**

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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	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	There is no habitat within the developable part of the site that is likely to support protected species.	Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Flat and surrounding vegetation shelters site from prevailing wind. South easterly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations.	+ + Sheltered by topography and vegetation, south facing, gradual slope
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road access will require improvement for intensified development. Potential net loss of public parking across	Road access will require improvement for intensified development. Avoid net loss of public parking	0 = Proposal would be easily accommodated by existing road network



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

			wider village centre.	across wider village centre.	
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?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to 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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	- Site is affected by minor constraints which mean it	Potential existing use, ownership and transport	Need to resolve / mitigate existing use,	- Site is affected by minor constraints which mean it

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	is unlikely to be delivered in the early part of the LDP timeframe	constraints.	ownership and transport constraints.	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	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site. Small, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	No existing public open space within site. Small, brownfield infill site.		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	Small, brownfield infill site. No core paths within site.	Retain / improve off site and through site connectivity.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Most of site is previously developed.		+ 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?	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	Most of site is previously developed.	Maximise refurbishment opportunities.	+ 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			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

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SEA – SITE ASSESSMENTS FOR SKYE**

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	Distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land	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

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

	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 is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	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.	Site is central, predominantly brownfield and visually self contained.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interests within site.	Prior survey and recording in the event of redevelopment.	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	Allocation includes Cat B listed building and may	Maximise refurbishment	0 = Will not impact any listed buildings due to

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		negative impact on a listed building and/or its wider setting	affect its structure and setting.	opportunities and ensure exceptional siting and design quality for any redevelopment component.	nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	Site prominent within conservation area boundary.	Maximise refurbishment opportunities and ensure exceptional siting and design quality for any redevelopment component.	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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT2,3,11,19 <b>Pre-MIR Site Ref:</b> MU3/4 <b>MIR Site Ref:</b> PTM8
<b>Site Name:</b> Bayfield	<b>OS Grid Ref:</b> 1481 8435	<b>Site size (ha):</b> 2.2 ha
<b>Source of site suggestion:</b> Adopted local plan allocation / HIE	<b>Site History (local plan and planning applications):</b> mixed use allocations in adopted local plan	
<b>Current Use:</b> various harbour related uses, foreshore, loch	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)



## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Any built development would be connected to mains sewer.		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 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 direct physical impact on 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.
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

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

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	Within village centre.	Improve active travel connections within centre and to other facilities.	+ 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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Part of site is within coastal and fluvial flood risk area.	Improve coastal/river defence and/or development set-back 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?	- Development of the site could result in a small increased risk of flooding elsewhere	New coastal/river defence could affect coastal and fluvial flood risk areas closeby. No significant loss of flood storage.	Developer assessment and if necessary mitigation of flood risk effects.	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 close to coast but not thought to affect or be affected by coastal erosion	New coastal/river defence could affect coastal erosion.	Developer assessment and if necessary mitigation of coastal erosion effects.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Trees border part of the site.	Retain boundary trees and 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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	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Partly flat and part sheltered by surrounding development, landform and vegetation from prevailing wind. Southerly aspect.	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

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road access will require improvement for intensified development. Potential net loss of public parking across wider village centre.	Road access will require improvement for intensified development. Avoid net loss of public parking across wider village centre.	- 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 school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development			0 = Primary and/or secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Sewerage infrastructure, fuel tank and substation within site.	Possible need for relocation of constraint developments to allow more intensive development.	- Some servicing constraints 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 and sewerage connections close to site boundary.		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 SKYE

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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Potential existing use, bad neighbour, ownership and transport constraints. Public deficit funding issues.	Need to resolve / mitigate existing use, bad neighbour, ownership and transport constraints. Secure 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	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site.	Opportunity to create better public 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	No existing public open space within site. Predominantly, brownfield infill site.	Opportunity to create better public promenade.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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 core paths within site.	Opportunity to create better public promenade which will offer new and attractive connections. Improve off site and connectivity.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Part of site is previously developed.		+ 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	Possible contamination on certain portions of the site.	Possible, selective contamination assessment and mitigation or development set-back from affected areas.	- 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	Riverside area may be affected.	Minimise loss and create better public promenade.	0= No net change likely.
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	Part of site is previously developed.	Maximise reuse of materials.	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level
12a	Is the site located on carbon rich soils	0=Site is not located within			0=Site is not located

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	including peat/wetlands?	an area of known carbon rich soils/peat/wetland			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.	Possibility of facilities to recycle harbour waste.	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	Distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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14	<b>Landscape Designated sites</b> 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	Part of site within SLA.	Exceptional siting and architectural design quality.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> 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?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central and partly brownfield but also at a tourist gateway in a tourist town and is visible from tourist routes.	Good siting, layout and design. Retain boundary planting.	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.	Site is central and partly brownfield but also at a tourist gateway in a tourist town and is visible from tourist routes.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interests adjoining 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?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Allocation adjoins Cat B listed buildings and may affect their setting.	Exceptional siting and design quality and net environmental improvement.	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?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	Site overlaps with and is prominent in views from within the conservation area boundary.	Exceptional siting and design quality and net environmental improvement.	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

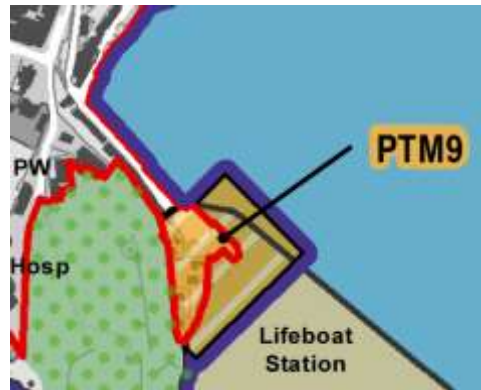
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		proposal			proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites 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

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<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT11 <b>Pre-MIR Site Ref:</b> MU5 <b>MIR Site Ref:</b> PTM9
<b>Site Name:</b> Harbour	<b>OS Grid Ref:</b> 1484 8433	<b>Site size (ha):</b> 1.1 ha
<b>Source of site suggestion:</b> Adopted local plan allocation / HIE	<b>Site History (local plan and planning applications):</b> harbour expansion allocation in adopted local plan	
<b>Current Use:</b> various harbour related uses	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Any built development would be connected to mains sewer.		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 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	Potential pollution from harbour uses.	Adequate shore based facilities for disposal of waste from marine craft.	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 and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	+ 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	Edge of village centre location.	Improve active travel connections within centre and to other facilities.	+ 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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Majority of site within coastal flood risk area.	Harbour related / waterborne uses only within coastal 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	Most additional structures would be floating such as pontoons. No significant loss of flood storage.		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	0=Proposal is close to coast but not thought to affect or			0=Proposal is close to coast but not thought to

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	coastal erosion or natural coastal process?	be affected by coastal erosion			affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	Trees border part of the site.	Retain boundary trees and 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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	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and sheltered by surrounding development, landform and vegetation shelters site from prevailing wind. Easterly aspect.	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?	- Proposal will put existing road network under strain	Road access will require improvement for intensified development.	Road access will require improvement for intensified	- Proposal will put existing road network under strain



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			Potential net loss of public parking across wider village centre.	development. Avoid net loss of public parking across wider village centre.	
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?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	HSE fuel depot hazard present within site.	Possibility of relocating fuel depot and associated tanks.	- Some servicing constraints 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 and sewerage connections close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		0 = WTW and STW have sufficient spare capacity to accommodate development

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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	Potential existing use, depot, ownership and transport constraints.	Need to resolve / mitigate existing use, depot, ownership and transport 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site. Small, brownfield infill 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	No existing public open space within site. Small, brownfield infill site.		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	Core path runs closeby on Lump. Amenity of route may be affected by this site's development.	Improve off site and connectivity. Net environmental improvement through redevelopment proposal.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal

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Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Part of site is previously developed.		+ 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	Likely contamination at fuel depot site.	Possible contamination assessment and mitigation.	- 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			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	Most of site is previously developed.	Maximise reuse of materials.	+ 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			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	Local recycling facilities available but not on-site.	Possibility of facilities to recycle harbour waste.	0 = No significant impact on the rates of recycling and amount of waste

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

		landfill			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	Distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	Most of site within SLA but expansion of existing working harbour.	Exceptional siting and architectural design quality.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of landscape interest, including the distinctive character of the	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

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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 is central, predominantly brownfield and adjoins existing, working harbour.	Good siting, layout and design. Retain boundary planting.	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.	Site is central, predominantly brownfield and adjoins existing, working harbour.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interests within and adjoining site.	Prior survey and recording in the event of redevelopment.	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?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Allocation adjoins Cat B listed building and may affect its setting.	Exceptional siting and design quality and net environmental improvement.	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?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	Site prominent within conservation area boundary.	Exceptional siting and design quality and net environmental improvement.	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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> 12 <b>MIR Site Ref:</b> PTB1
<b>Site Name:</b> Auction Mart	<b>OS Grid Ref:</b> 1472 8447	<b>Site size (ha):</b> 0.9 ha
<b>Source of site suggestion:</b> Adopted local plan	<b>Site History (local plan and planning applications):</b> adopted local plan business allocation, part developed as mart	
<b>Current Use:</b> Rough grazing and agricultural mart	<b>Proposed Use:</b> Business	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from adjoining watercourses.	No physical works directly within the water environment. Set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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

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	Relatively distant from village centre but reasonably close to major housing areas and complementary employment uses.	Improve/provide public transport and active travel connections to complementary uses and workforce.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	No record of flood risk within or adjoining site.		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	No record of flood risk within or adjoining site.	No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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 significant trees within site.	Retain vegetation and set-back.	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 unlikely to support protected species.	Development set-back from adjoining watercourse and retained vegetation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Relatively species-poor habitat.	Retain / enhance green corridors around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	Improvement of existing A87 junction / access required.	Improvement of existing A87 junction / access 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			X = Proposal would not directly result in school

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

	school and secondary school?	pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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 and marketability constraints.	Resolve deficit funding constraint.	- 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	Development would create construction and permanent employment via business / commercial components.		+ 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 SKYE**

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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.	Provide useable public open space within adjoining green corridor.	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.	Provide useable public open space within adjoining green corridor.	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.	Provide useable public open space within adjoining green corridor and new path connections.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Possible brownfield component if mart becomes surplus.	Maximise any brownfield component.	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	Possible contamination from mart development.	Possible contamination assessment.	0 = No record of contaminated soils on site

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

11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Provide useable public open space within adjoining green corridor.	- 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	Possible brownfield component if mart becomes surplus.	Maximise any redevelopment component.	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	Reasonably distant from the existing and potential Sluggans facilities and proposed uses not likely to be sensitive receptors.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses elongates settlement	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	townscape and character of surrounding area?	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 would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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



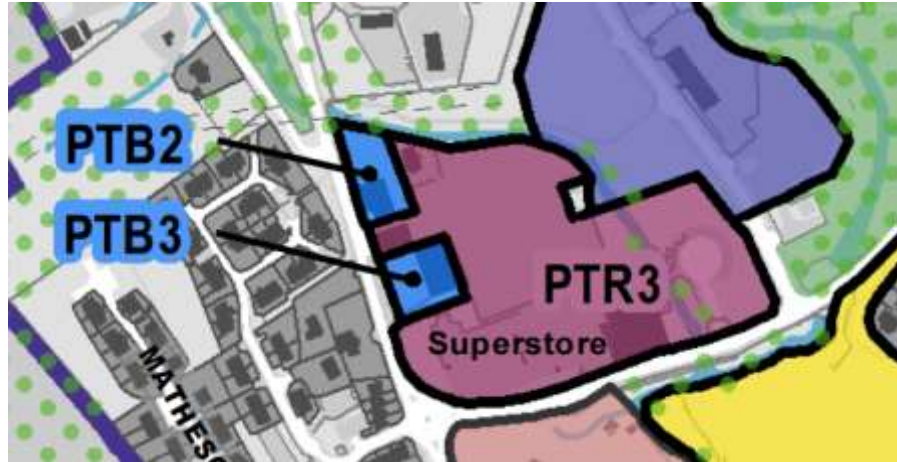
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT15 (part) <b>Pre-MIR Site Ref:</b> I2 / B2 <b>MIR Site Ref:</b> PTB2; PTB3; PTR3
<b>Site Name:</b> Post Office Building (B2), Jewsons (B3), Land Adjoining the Co-op (R3)	<b>OS Grid Ref:</b> 1474 8442	<b>Site size (ha):</b> 2.6 ha
<b>Source of site suggestion:</b> Adopted local plan (part), HIE, planning permissions	<b>Site History (local plan and planning applications):</b> adopted local plan part business, part industrial allocation, retail planning permissions	
<b>Current Use:</b> Business, Retail, Warehousing, Storage	<b>Proposed Use:</b> Business (B2, B3) Retail (R3)	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Development 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)	-Development could have a localised minor negative impact on the water environment.	Set-back from adjoining watercourse. Bridging not culverting of watercourse if any site accessed from east.	Set-back from adjoining watercourse. Bridging not culverting of watercourse if any site accessed from east.	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.
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Relatively distant from village centre but reasonably close to major housing areas and complementary employment uses.	Improve/provide public transport and active travel connections to complementary uses and workforce.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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 pluvial / fluvial risk from adjoining watercourse.	Development set-back from watercourse.	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	Small pluvial / fluvial risk from adjoining watercourse.	Development set-back from watercourse. No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Trees border eastern margins of site (R3).	Retain vegetation and development set-back.	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 unlikely to support protected species.	Development set-back from adjoining watercourse and retained vegetation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	Relatively species-poor habitat.	Retain / enhance green corridors around allocations.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	Improvement of existing A87 junctions / accesses required or suitable access from east.	Improvement of existing A87 junction / access required or suitable access from east.	- 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	X = Proposal would not			X = Proposal would not

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	Is there capacity in relevant primary school and secondary school?	directly result in school pupils			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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Existing use, infrastructure and marketability constraints.	Resolve existing use, infrastructure and marketability 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development would create construction and permanent employment via business / commercial components.		+ 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 SKYE

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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.	Retain / enhance adjoining green corridor.	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.	Retain / enhance adjoining green corridor.	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	A core path adjoins the site.	Retain / enhance adjoining green corridor and its core path.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Almost all of site is brownfield.	Maximise refurbishment and redevelopment opportunities.	+ 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	Possible contamination from existing / previous development.	Possible contamination assessment and mitigation.	0 = No record of contaminated soils on site



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

		identified 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?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Opportunity to refurbish / redevelop several existing buildings.	Maximise refurbishment / redevelopment opportunities.	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	Small local recycling point on-site.	Potential to expand recycling point.	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	Reasonably distant from the existing and potential Sluggans facilities and proposed uses not likely to be sensitive receptors.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing	Site is relatively central to wider settlement but is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	area?	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 would be visually intrusive in wider general scenery	Site is relatively central to wider settlement but is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			0 = Will not impact any listed buildings due to nature, scale or location of

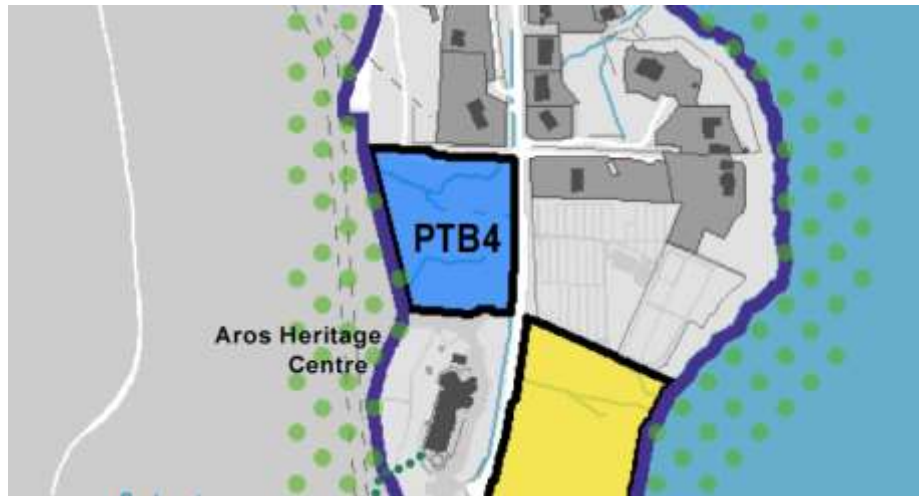
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT1 & PT13 <b>Pre-MIR Site Ref:</b> MU6 <b>MIR Site Ref:</b> PTB4
<b>Site Name:</b> North of Aros Heritage Centre	<b>OS Grid Ref:</b> 1477 8425	<b>Site size (ha):</b> 1.3 ha
<b>Source of site suggestion:</b> Adopted local plan, HIE, Aros	<b>Site History (local plan and planning applications):</b> adopted local plan mixed use allocation	
<b>Current Use:</b> vacant, scrub vegetation	<b>Proposed Use:</b> Business	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	Watercourses within site.	No physical works directly within the water environment. Set-back from or bridging of 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively distant from village centre but reasonably close to housing areas and complementary employment uses.	Improve/provide public transport and active travel connections to complementary uses and workforce.	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
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	Relatively distant from potential Energy from Waste (EfW) plant at Portree Landfill		- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	<b>Flood Risk</b> 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	No record of flood risk within or adjoining site.	Possible need for FRA and DIA. Set-back from watercourses.	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	No record of flood risk within or adjoining site.	As 3a plus no net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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SEA – SITE ASSESSMENTS FOR SKYE**

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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 significant trees within site. Scrub vegetation.	Retain any trees and set-back.	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 unlikely to support protected species.	Development set-back from watercourses and retained vegetation.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Relatively species-poor habitat.	Retain / enhance green corridors around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Moderately sloping site with easterly aspect but sheltered by landform and vegetation.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. Retain planting to maintain shelter.	- 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	Improvement of existing A87 junction / access required.	Improvement of existing A87 junction / access 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			X = Proposal would not directly result in school

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	school and secondary school?	pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines border site.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Possible marketability, infrastructure and ownership constraints.	Resolve 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development would create construction and permanent employment via business / commercial components.		+ 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 SKYE

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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.	Enhance adjoining green corridor.	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.	Enhance adjoining green corridor.	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 but one closeby.	Enhance adjoining green corridor and add new path connection to nearby core path.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

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11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Enhance adjoining green corridor.	- 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	Distant from the existing and potential Sluggans facilities and proposed uses not likely to be sensitive receptors.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	area?	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 would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			0 = Will not impact any listed buildings due to nature, scale or location of

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

		proposal			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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT14 <b>Pre-MIR Site Ref:</b> I1 <b>MIR Site Ref:</b> PT11
<b>Site Name:</b> Land North of Sluggans	<b>OS Grid Ref:</b> 1465 8451	<b>Site size (ha):</b> 24.5 ha
<b>Source of site suggestion:</b> Adopted local plan, HIE	<b>Site History (local plan and planning applications):</b> adopted local plan industrial allocation	
<b>Current Use:</b> Landfill site, recycling centre, sewage works, rough grazing	<b>Proposed Use:</b> Industrial	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)



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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from watercourses.	No physical works directly within the water environment. 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)	Relatively distant from village and most of its facilities.	Improve/provide public transport and active travel connections to rest of village and its facilities.	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the 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 planned source of heat supply	Site for potential Energy from Waste (EfW) plant which would be a source of excess heat.	Ensure siting and design that optimises potential connection to heat demand uses.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Very minor pluvial flood risk area within site. Small watercourses not mapped for flood risk.	Localised filling of small depression. Set-back from watercourses.	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	Very minor pluvial flood risk area within site. Small watercourses not mapped for flood risk.	Localised filling of small depression. Set-back from watercourses. No net detriment run-off post development.	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

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

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)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 significant trees within site.	Retain vegetation and set-back if appropriate.	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	0 = Unlikely to be any	Habitat unlikely to	Development set-back	0 = Unlikely to be any

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	protected species? e.g. bats, otters, red squirrel and badgers	impact on protected species due to nature, scale or location of proposal	support protected species.	from watercourses and retained vegetation.	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	Relatively species-poor habitat.	Retain / enhance green corridors around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	Possible need for new / enhanced trunk road access required and/or extension of local	Possible need for new / enhanced trunk road access required and/or extension of local	- Proposal may put existing road network under strain

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

			distributor road.	distributor road.	
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			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Uses proposed are not likely to be sensitive receptors for existing / adjoining bad-neighbour uses.	Set-back and vegetation to create buffers between less compatible uses.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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 and infrastructure constraints.	Resolve deficit funding and infrastructure constraints.	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe

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

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 would create construction and permanent employment.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 but there would be a requirement for provision of such with development.	Provide useable public open space within wider development area.	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.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Small brownfield component of site (former landfill area).	Redevelop brownfield component of site.	+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	+ Will remediate minor contamination or small scale contamination onsite	Any EfW facility would be likely to use the on-site waste.		+ 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	Part of site will be developed.	Retain outer green corridor.	- 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	Possible re-use of on-site waste if EfW facility.		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	Half the site classified as deep peat albeit part of this is already part of the landfill site.	Develop shallower peat depth areas of site. Retain / enhance other areas as undisturbed green corridors.	-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?	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 on-site. Potential for expansion. Potential EfW facility.		0 = No significant impact on the rates of recycling and amount of waste going to landfill

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

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=Not applicable	Former and existing waste management facilities on site.	Other existing and proposed uses to be compatible with primary waste management function for allocation.	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?	- Relatively remote from waste producers	Relatively central to west coast and island waste producers but not to larger volume east Highland producers.		- Relatively remote from waste producers
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land	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



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

	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	Site is on the fringe of the settlement and is relatively prominent when viewed from a key trunk, tourist route.	Good siting, layout and design. Additional, structural planting.	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?	- Proposal would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is relatively prominent when viewed from a key trunk, tourist route.	Good siting, layout and design. Additional, structural planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

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

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, 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

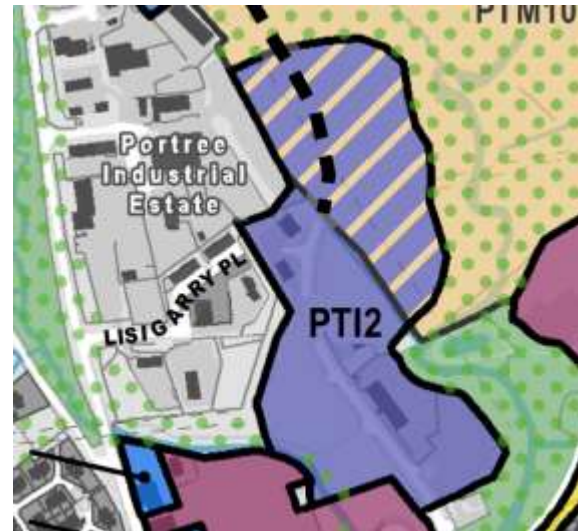
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**

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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT15 <b>Pre-MIR Site Ref:</b> I2 <b>MIR Site Ref:</b> PTI2
<b>Site Name:</b> Portree Industrial Estate Expansion	<b>OS Grid Ref:</b> 1474 8444	<b>Site size (ha):</b> 5.0 ha
<b>Source of site suggestion:</b> Adopted local plan, HIE	<b>Site History (local plan and planning applications):</b> adopted local plan industrial allocation, part developed as industrial estate	
<b>Current Use:</b> Rough grazing and part developed as industrial estate	<b>Proposed Use:</b> Industrial	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from adjoining watercourses.	No physical works directly within the water environment. Set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Relatively distant from village centre but close to major housing areas and complementary employment uses.	Improve/provide public transport and active travel connections to complementary uses and workforce.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Fluvial flood risk from River Leasgeary.	Possible need for flood risk assessment. Development set-back from fluvial flood risk areas.	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	Fluvial flood risk from River Leasgeary.	Development set-back from watercourses. No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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 significant trees within site.	Retain vegetation and set-back if appropriate.	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 unlikely to support protected species.	Development set-back from watercourse and retained vegetation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	Relatively species-poor habitat.	Retain / enhance green corridors around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	High capacity access to site boundary but extension of industrial distributor road required.	Extension of industrial distributor road required	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	X = Proposal would not			X = Proposal would not



## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	Is there capacity in relevant primary school and secondary school?	directly result in school pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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.	Resolve deficit funding constraint.	- 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	Development would create construction and permanent employment via business / commercial components.		+ 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 SKYE**

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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.	Provide useable public open space within adjoining green, river corridor.	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.	Provide useable public open space within adjoining green, river corridor.	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.	Provide useable public open space within adjoining green, river corridor and new path connections.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	No brownfield component on expansion part of site.		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

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

11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Provide useable public open space within adjoining green, river corridor.	- 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?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Most of site classified as deep peat.	Retain / enhance river margins and other areas to north as undisturbed green corridors.	-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?	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	Reasonably distant from the existing and potential Sluggans facilities and proposed uses not likely to be sensitive receptors.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses elongates settlement	Site is on the fringe of the settlement and is relatively prominent.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	townscape and character of surrounding area?	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 would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is relatively prominent.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			0 = Will not impact any listed buildings due to nature, scale or location of

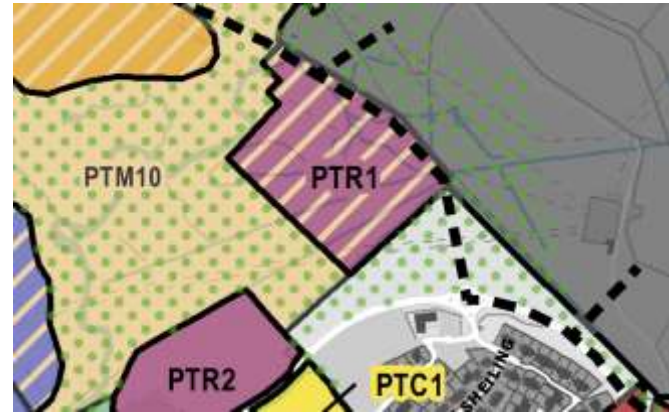
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**

		proposal			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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> outwith Portree SDA <b>MIR Site Ref:</b> PTR1
<b>Site Name:</b> Land North of Home Farm Dental Practice	<b>OS Grid Ref:</b> 1477 8445	<b>Site size (ha):</b> 3.0 ha
<b>Source of site suggestion:</b> Planning permission	<b>Site History (local plan and planning applications):</b> retail foodstore planning permission	
<b>Current Use:</b> Biomass plant, pumping station, rough grazing	<b>Proposed Use:</b> Retail	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 directly within the water environment but most affected watercourses man made.	Minimise physical alterations to naturalised 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



**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	Relatively distant from settlement centre and its facilities but close to major housing expansion area.	Provide / improve active travel and public transport connections to the centre, housing areas and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back.	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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back. No net detriment runoff post development.	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

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

<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 significant trees within developable part of site.		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	0 = Unlikely to be any	No species rich habitat		0 = Unlikely to be any

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

	protected species? e.g. bats, otters, red squirrel and badgers	impact on protected species due to nature, scale or location of proposal	within site.		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 species rich habitat within or adjoining site.	Retain / enhance green corridor adjoining site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding landform provides some shelter from prevailing wind. Predominantly a northerly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations. Additional planting.	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	Good junction capacity but may be impact on wider village network.	Transport assessment and if necessary mitigation.	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

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

	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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Set-back from or diversion of overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Planning permission but marketability issues.	Resolve marketability issues.	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	+ some net economic benefits, including creation	Likely that net employment growth will		+ some net economic benefits, including

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	of employment opportunities?	of permanent and/or temporary skilled or unskilled jobs	occur.		creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	There is no useable public open space within 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no useable public open space within the site or adjoining.	Retain/enhance adjoining green, river corridor.	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 core paths within or close to site.	Connect to adjoining footways and housing areas.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	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

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?	- Small scale use of greenfield land	Small scale loss of greenfield land inevitable.		- 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	Reasonably distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is low lying and reasonably flat but prominent from northern approach A87 tourist	Good siting, layout and design. New planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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

	townscape and character of surrounding area?		route and from Portree Link Road.		
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 low lying and reasonably flat but prominent from northern approach A87 tourist route and from Portree Link Road.	Good siting, layout and design. New planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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



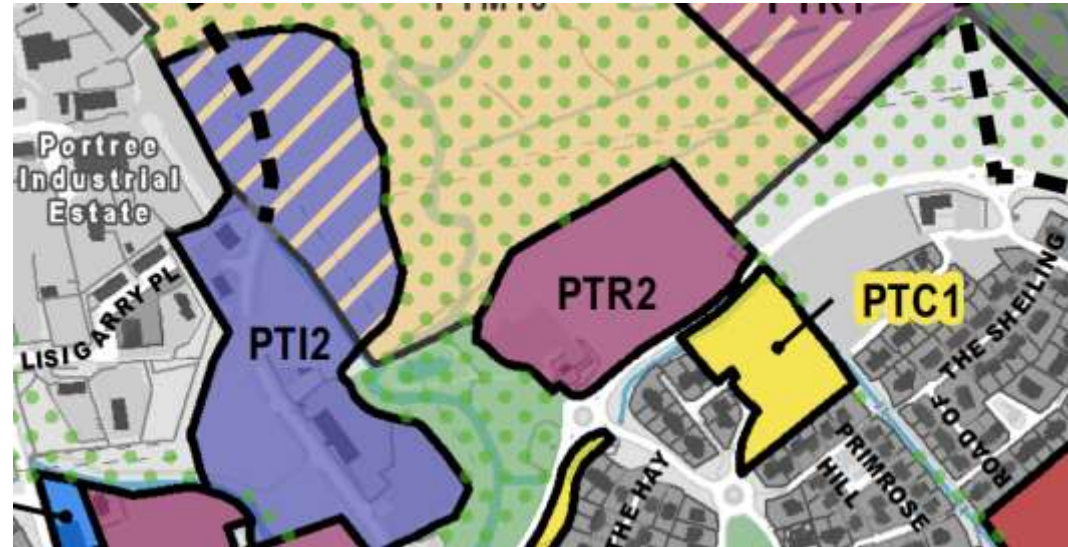
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> H3/OS <b>MIR Site Ref:</b> PTR2
<b>Site Name:</b> Land Adjoining Home Farm Biomass Plant	<b>OS Grid Ref:</b> 1476 8444	<b>Site size (ha):</b> 1.9 ha
<b>Source of site suggestion:</b> Planning permission	<b>Site History (local plan and planning applications):</b> adopted local plan housing allocation (part), open space (part), retail foodstore planning permission	
<b>Current Use:</b> Biomass plant, pumping station, rough grazing	<b>Proposed Use:</b> Retail	<b>MIR Status:</b> Preferred

### Location Plan



Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel and public transport connections to the centre, housing areas and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back.	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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back. No net detriment runoff post development.	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

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<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 significant trees within developable part of site.		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	0 = Unlikely to be any	No species rich habitat		0 = Unlikely to be any

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	protected species? e.g. bats, otters, red squirrel and badgers	impact on protected species due to nature, scale or location of proposal	within site.		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 species rich habitat within or adjoining site.	Retain / enhance green corridor adjoining site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding development provides some shelter from prevailing wind. Predominantly a northerly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations. Additional planting.	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	Good site access and junction capacity but may be impact on wider village network.	Transport assessment and if necessary mitigation.	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?	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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site. Adjoining pumping station and biomass boiler.	Set-back from overhead lines, biomass boiler and pumping station.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Planning permission but marketability issues.	Resolve marketability issues.	0 = The site is free from major constraints and therefore likely to be capable of being 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely that net employment growth will occur.		+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 useable public open space within 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	There is no useable public open space within the site or adjoining.	Retain/enhance adjoining green, river corridor.	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 core paths within or close to site.	Connect to adjoining footways and housing areas.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Small part of site is previously developed.	Maximise brownfield component.	+ Minor redevelopment of brownfield land



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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?	- Small scale use of greenfield land	Small scale loss of greenfield land inevitable.		- 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	Reasonably distant from the existing and potential Sluggans facilities.		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			0= Not applicable
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central, partly developed and visually self contained but prominent from northern	Good siting, layout and design. New planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	townscape and character of surrounding area?		approach A87 tourist route and from Portree Link Road.		
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 central, partly developed and visually self contained but prominent from northern approach A87 tourist route and from Portree Link Road.	Good siting, layout and design. New planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interest within site.	Archaeological condition on planning permission.	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

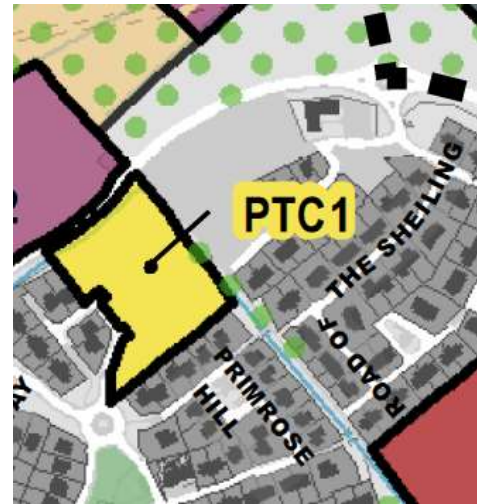
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> allocated as part of housing expansion area H3 <b>MIR Site Ref:</b> PTC1
<b>Site Name:</b> Home Farm (North)	<b>OS Grid Ref:</b> 1477 8443	<b>Site size (ha):</b> 0.8 ha
<b>Source of site suggestion:</b> Adopted local plan and planning applications history	<b>Site History (local plan and planning applications):</b> allocated as part of housing expansion area H3	
<b>Current Use:</b> vacant, serviced land	<b>Proposed Use:</b> Community	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 within the water environment.	Development set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively close to settlement centre and its facilities.	Ensure connections to adjoining routes.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	No recorded flood risk issue but adjoining watercourses.	Development set-back from adjoining watercourses.	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	No recorded flood risk issue but adjoining watercourses.	Development set-back from adjoining watercourses.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Limited vegetation on site boundary.	Retain and set development back from boundary vegetation.	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	Limited vegetation on site boundary.	Retain and set development back from boundary vegetation.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Limited vegetation on site boundary.	Retain and set development back from boundary vegetation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Landform and surrounding development provides shelter from the prevailing wind. Relatively flat but with mixed aspect.	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			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?	0 = Primary and/or secondary school have sufficient spare capacity to	Development unlikely to have a pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to

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		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 close to site boundary. Long extensions required which may exceed reasonable cost allowances.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Legal restriction currently affects site.	Resolve legal restriction and determine relevant planning applications.	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			0 – no net economic benefits

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	Loss of informal open space within the site.	Retain some public open space or secure other compensatory provision off 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?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Loss of informal open space within the site.	Retain some public open space or secure other compensatory provision off site.	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		Connect site to adjoining path and footway network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Site is serviced as part of residential expansion area.		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			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?	- Small scale use of greenfield land	Site is serviced as part of residential expansion area.		- 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	Site is serviced as part of residential expansion area.		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 serviced as part of residential expansion area.		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 is serviced as part of residential expansion area.		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	Reasonably distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is visually self contained by surrounding development and is not prominent in any significant public views.	Good siting, layout and design.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	area?				
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 visually self contained by surrounding development and is not prominent in any significant public views.	Good siting, layout and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interests overlap site but wider area has already be subject to archaeological survey and site itself has been disturbed and serviced.		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			0 = Will not impact any conservation areas due to nature, scale or location of

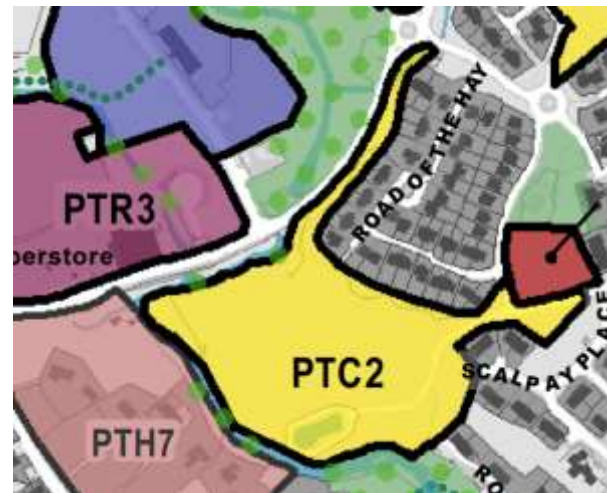
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> allocated as part of a community uses allocation C1 <b>MIR Site Ref:</b> PTC2
<b>Site Name:</b> Home Farm (West)	<b>OS Grid Ref:</b> 1476 8441	<b>Site size (ha):</b> 3.3 ha
<b>Source of site suggestion:</b> Adopted local plan site	<b>Site History (local plan and planning applications):</b> allocated as part of community uses allocation C1	
<b>Current Use:</b> Informal public open space and surface water drainage area	<b>Proposed Use:</b> Community	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)



## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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 built development would be connected to mains sewer.		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 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	No physical works within the water environment. Likely to be open ground uses.	Development set-back from River Leasgeary and surface water drainage area.	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.
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	Relatively close to settlement centre and its housing / facilities.	Ensure connections to adjoining routes.	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
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			0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> 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	Pluvial and fluvial flood risk to site from River Leasgeary.	Open ground not built development uses. No net detriment in terms of surface water run-off.	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	Pluvial and fluvial flood risk to site from River Leasgeary.	Open ground not built development uses. No net detriment in terms of surface water run-off.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	Woodland and other vegetation on site boundary. River Leasgeary also borders site.	Retain and set any development back from river, boundary woodland and vegetation.	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	Woodland and other vegetation on site boundary. River Leasgeary also borders site.	Retain and set any development back from river, boundary woodland and vegetation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	Woodland and other vegetation on site boundary. River Leasgeary also borders site.	Retain and set any development back from river, boundary woodland and vegetation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Sloping but sheltered by topography and planting, and southerly aspect.	Open ground uses so unlikely to be relevant.	+ 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	Open ground uses so unlikely to be relevant.	Open ground uses so unlikely to be relevant.	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?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional	Open ground uses so unlikely to be relevant.	Open ground uses so unlikely to be relevant.	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		pupils arising from development			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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Legal restriction currently affects site and restricts permissible uses. Significant physical constraints in terms of flood risk and slope.	Restrict to open ground community uses.	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			0 – no net economic benefits

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SEA – SITE ASSESSMENTS FOR SKYE**

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	Loss of informal open space within the site.	Limit to open ground community uses.	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	Loss of informal open space within the site.	Limit to open ground community uses. Retain / enhance riverside green corridor.	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		Limit to open ground community uses. Retain / enhance riverside green corridor and its associated path network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	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	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?	- Small scale use of greenfield land	Allotments or similar uses would technically remove greenfield land.	Limit to open ground community uses.	- 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		Limit to open ground community uses.	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		Limit to open ground community uses.	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		Limit to open ground community uses.	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.	Limit to open ground community uses.	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	Reasonably distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is visually self contained by the surrounding landform, vegetation and development and is not prominent in any	Good siting, layout and design. Limit to open ground community uses.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	area?		significant public views.		
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 visually self contained by the surrounding landform, vegetation and development and is not prominent in any significant public views.	Good siting, layout and design. Limit to open ground community uses.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interests overlap site but wider area has already be subject to archaeological survey and site itself has been disturbed.		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

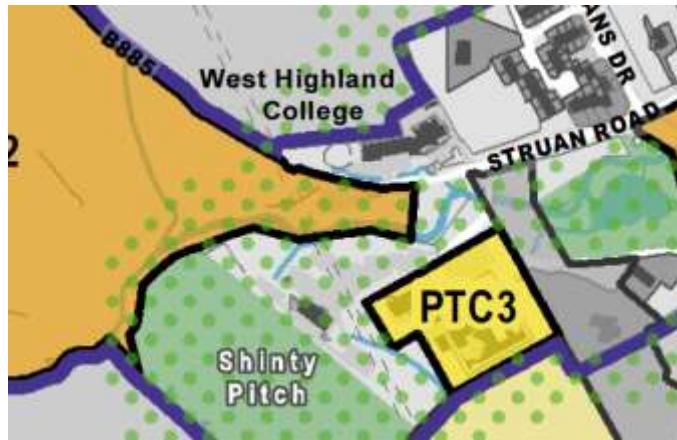
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTC3
<b>Site Name:</b> Hostel and Adjoining Land, Portree	<b>OS Grid Ref:</b> 1472 8436	<b>Site size (ha):</b> 0.9 ha
<b>Source of site suggestion:</b> Planning permission	<b>Site History (local plan and planning applications):</b> white land, Gaelic school permission	
<b>Current Use:</b> Former Hostel	<b>Proposed Use:</b> Community Use (Gaelic School)	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Building 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 and less than 2 ha.		0= Development is unlikely to have any effects on public or private water supplies (site less than 2 ha)
<b>Climate Change</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and is close to planned source of heat supply	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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 of pluvial flood risk within and adjoining site.	Development set-back from affected 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			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
<b>Biodiversity, Flora and Fauna</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	A few trees within site some of which may be affected by development.	Possibility of compensatory planting.	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,	The few broadleaf trees and older buildings may provide suitable habitat	Developer assessment and possible mitigation.	0 = Unlikely to be any impact on protected species due to nature,

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		scale or location of proposal	for protected species.		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.	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
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Reasonably flat, sheltered site.	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	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

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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
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	Currently sufficient capacity but longer term source issue for wider supply area.		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	School would create construction and net additional, permanent employment.		+ some net economic benefits, including creation of permanent and/or temporary skilled



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		unskilled jobs			or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	+ 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 should be open for 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 school including connections to settlement core path network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

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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?	- 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 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 re-use materials.		+ 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			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	Not a sensitive receptor for the Sluggans facilities		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			0= Not applicable
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	Site is relatively flat, previously developed, and within the village boundary.	Good siting and design.	+ 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.			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	Site is relatively flat, previously developed, and within the village boundary.	Good siting and design.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

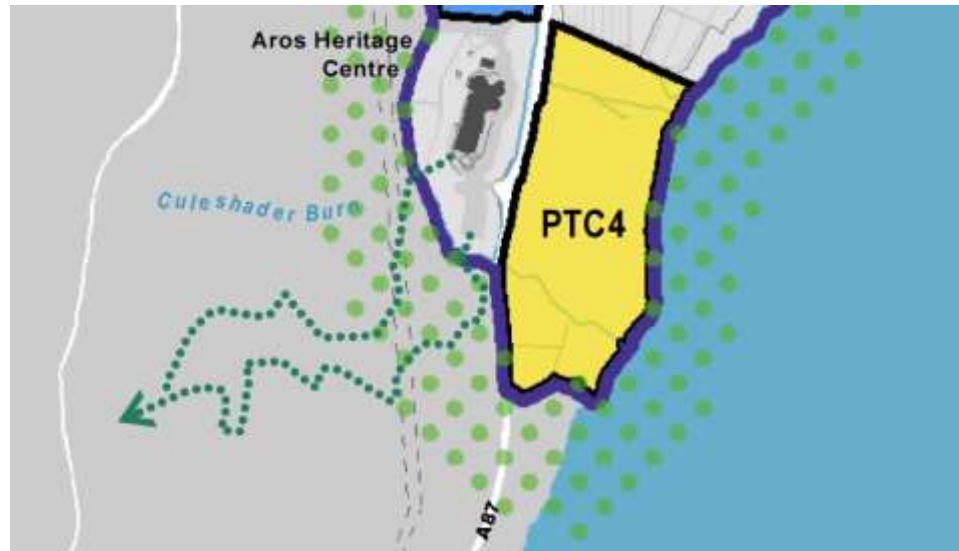
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> C4 <b>MIR Site Ref:</b> PTC4
<b>Site Name:</b> South of Portree Cemetery	<b>OS Grid Ref:</b> 1478 8423	<b>Site size (ha):</b> 3.3 ha
<b>Source of site suggestion:</b> Adopted local plan	<b>Site History (local plan and planning applications):</b> adopted local plan community use allocation	
<b>Current Use:</b> vacant, scrub vegetation	<b>Proposed Use:</b> Community	<b>MIR Status:</b> Preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Development 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)	-Development could have a localised minor negative impact on the water environment.	Watercourses within site.	No physical works directly within the water environment. Set-back from or bridging of 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Relatively distant from village centre but reasonable connectivity.	Improve/provide public transport and active travel connections to rest of village.	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
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			0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> 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	Coastal flood risk area borders site. Watercourses pass through site.	Set-back from watercourses and coastal edge.	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	Coastal flood risk area borders site. Watercourses pass through site.	As 3a plus no net detriment run-off post development.	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	Coastal flood risk area borders site.	Set-back from coastal edge.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>	- Development of site would result in minor loss of non designated interests	Native broadleaf woodland within site.	Retain important trees and development set-back.	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	Native broadleaf woodland, watercourses and coastal margins within site.	Development set-back from watercourses, coastline and retained vegetation.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Native broadleaf woodland, watercourses and coastal margins within site.	Development set-back from watercourses, coastline and retained vegetation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Moderately sloping site with easterly aspect but sheltered by landform and vegetation.	Retain planting to maintain shelter.	- 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	Improvement of existing A87 junction / access may be required.	Improvement of existing A87 junction / access may be required.	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			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	Cemetery extension so compatible with adjoining use.		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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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?	0 – no net economic benefits			0 – no net economic benefits
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	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.	A cemetery functions as a part of the green corridor.	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.	A cemetery functions as a part of the green corridor so its extension will arguably enhance the green corridor.	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.		0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Part of site will be developed but for an		- Small scale use of greenfield land

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			open ground use.		
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	Distant from the existing and potential Sluggans facilities.		0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or	0= Site is not potentially suitable site for waste management activities			0= Not applicable

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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 adjoins and has minor overlap with Trotternish and Tianavaig SLA.	Cemetery is an open ground use which will have minimal landscape impact.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> 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?	- 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	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Cemetery is an open ground use which will have minimal landscape impact.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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		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 would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is prominent from the A87 tourist route.	Cemetery is an open ground use which will have minimal landscape impact.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interest overlaps site but is the existing cemetery.		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

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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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> outwith Portree SDA, H1 (PTH6) <b>MIR Site Ref:</b> PTLT1; PTH6
<b>Site Name:</b> Kiltaraglen (North) (PTLT1), Achachork (PTH6)	<b>OS Grid Ref:</b> 1482 8449	<b>Site size (ha):</b> 61.8 ha
<b>Source of site suggestion:</b> Part allocated in adopted local plan / officer suggestion	<b>Site History (local plan and planning applications):</b> part allocated for housing development in adopted local plan	
<b>Current Use:</b> predominantly rough grazing	<b>Proposed Use:</b> Long term village expansion option, housing allocation	<b>MIR Status:</b> Preferred (PTLT1) Non-preferred (PTH6)

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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 directly within the water environment but several affected watercourses man made.	Minimise physical alterations to naturalised 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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)	Relatively distant from settlement centre and its facilities but close to major housing expansion area.	Provide / improve active travel and public transport connections to the centre, housing areas and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back.	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	Fluvial flood risk area borders site.	Flood risk assessment and any necessary mitigation including watercourse set-back. No net detriment runoff post development.	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

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

<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 significant trees within developable part of site.		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	0 = Unlikely to be any	No species rich habitat		0 = Unlikely to be any

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

	protected species? e.g. bats, otters, red squirrel and badgers	impact on protected species due to nature, scale or location of proposal	within site.		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 species rich habitat within site.	Retain / enhance green corridors within and around site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Undulating landform that provides some shelter from the prevailing wind. Predominantly a southerly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations. Additional planting.	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	Requires long and expensive extension to local distributor road network.	Transport assessment and if necessary mitigation.	- Proposal will put existing road network under strain

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

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?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development			0 = Primary and/or secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Set-back from or diversion of overhead lines.	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 close to site boundary. Long extensions required which may exceed reasonable cost allowances.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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:	- Site is affected by minor constraints which mean it is unlikely to be delivered	Ownership, ground conditions, crofting, infrastructure and deficit		- Site is affected by minor constraints which mean it is unlikely to be delivered

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	ownership; physical, contamination, deficit funding or infrastructure)	in the early part of the LDP timeframe	funding constraints.		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	Likely that net employment growth will occur from employment use component to expansion area.	Allocate as mixed use allocation at next Plan review.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	There is no useable public open space within the site.	Allocate as mixed use allocation with public open space requirement at next Plan review.	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 useable public open space within the site or adjoining.	Allocate as mixed use allocation with public open space requirement including retained / enhanced green corridors at next Plan review.	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	Core path adjoins south end of LT site.	Allocate as mixed use allocation with public open space requirement including retained / enhanced green corridors and path connections at	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 SKYE

				next Plan review.	
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present on site?	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	Loss of greenfield land inevitable.	Minimise loss by retaining / enhancing green corridors within and around site.	- - 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			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	-Could cause a minor loss of good agricultural land or locally important croft land	Loss of good quality croft land inevitable.	Minimise loss of good quality croft land.	-Could cause a minor loss of good agricultural land or locally important croft



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

	croft land?				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	Reasonably distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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

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

15a	<b>Non designated landscape features and key landscape interests</b>  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?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is undulating but prominent from northern approach tourist route approaches to Portree and from Portree Link Road.	Good siting, layout and design. New planting.	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.	Site is undulating but prominent from northern approach tourist route approaches to Portree and from Portree Link Road.	Good siting, layout and design. New planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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. Scheduled fort located to north east of site but site development unlikely to affect its 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  
SEA – SITE ASSESSMENTS FOR SKYE**

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, 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  
SEA – SITE ASSESSMENTS FOR SKYE**

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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> H2 <b>MIR Site Ref:</b> PTH7
<b>Site Name:</b> Woodpark	<b>OS Grid Ref:</b> 1474 8440	<b>Site size (ha):</b> 2.9 ha
<b>Source of site suggestion:</b> Adopted local plan allocation	<b>Site History (local plan and planning applications):</b> adopted local plan housing allocation	
<b>Current Use:</b> Housing and croft land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Pluvial and fluvial flood risk areas within site.	Flood risk assessment and any necessary mitigation including watercourse set-back.	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	Pluvial and fluvial flood risk areas within site.	No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	Trees within and bordering the site.	Retain trees and development set-back.	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	Trees within and bordering the site and bordering watercourse provide a quality habitat that may host protected	Development set-back from trees and watercourse.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal



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

			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			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	Trees within and bordering the site and bordering watercourse provide a quality habitat that may host protected species.	Development set-back from trees and watercourse.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and surrounding development / vegetation shelters site from prevailing wind. Predominantly a north easterly aspect.	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?	- Proposal will put existing road network under strain	Multiple trunk road accesses and ownerships. Very difficult to rationalise accesses.	Rationalise trunk road accesses.	- 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

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

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	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to 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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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 existing housing use, ownership and infrastructure constraints.	Land assembly and rationalisation of trunk road accesses.	-- 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	0 – no net economic			0 – no net economic

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	economic benefit, in particular creation of employment opportunities?	benefits			benefits
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	There is no useable public open space within the site.	If a viable site can be assembled and serviced then a new area of public open space would be required.	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 useable public open space within the site.	If a viable site can be assembled and serviced then a new area of public open space would be required most sensibly to extend the river green corridor.	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 core paths within or close to site.	Connect to adjoining footways.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of	Part of site is previously	Maximise brownfield	+ Minor redevelopment of

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

		brownfield land	developed.	component.	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	Small scale loss of greenfield land inevitable.	Minimise density and retain woodland.	- 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?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Part of site is previously developed.	Retain or refurbish existing houses.	+ 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			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	Minor loss of croft land but land urban and severed from other productive 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	Reasonably distant from the existing and potential Sluggans facilities.		0=Not applicable

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

	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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on	Site is central, partly developed and visually self contained but	Good siting, layout and design. Retain planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	settlement boundaries, existing townscape and character of surrounding area?	the landscape	prominent from A87 tourist route.		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.	Site is central, partly developed and visually self contained but prominent from A87 tourist route.	Good siting, layout and design. Retain planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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

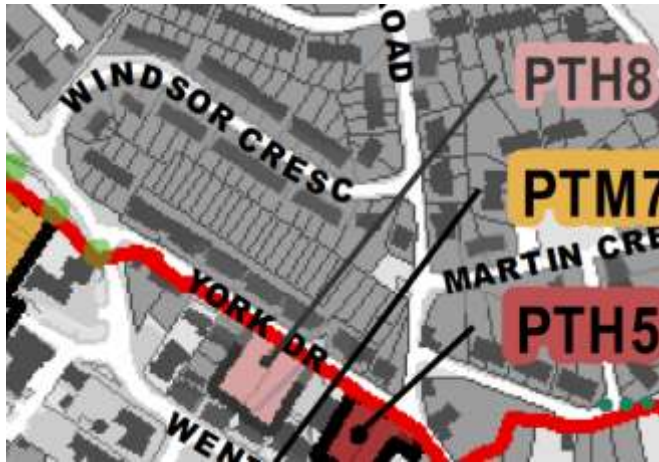
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**

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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT06 <b>Pre-MIR Site Ref:</b> n/a <b>MIR Site Ref:</b> PTH8
<b>Site Name:</b> York Drive (West)	<b>OS Grid Ref:</b> 1482 8436	<b>Site size (ha):</b> 0.1 ha
<b>Source of site suggestion:</b> Lochalsh & Skye Housing Association	<b>Site History (local plan and planning applications):</b> n/a	
<b>Current Use:</b> Vacant, woodland	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non Preferred

### Location Plan



Photographs (if available)



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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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	Small watercourse runs through part of site.	Retain and set development 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	Land outwith any water source catchment and less than 2 hectares.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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	Close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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			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			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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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SEA – SITE ASSESSMENTS FOR SKYE**

5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	The site has considerable woodland cover.	Minimise tree loss and secure compensatory planting closeby.	- Development of site would result in minor loss of non designated interests
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	The site has considerable woodland cover.	Likely need for protected species survey and any necessary mitigation.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	The site has considerable woodland cover but is an isolated pocket of greenspace within the village centre.		0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Sloping but sheltered by surrounding development / vegetation and predominantly a southerly aspect.	Design and siting of 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	Fringe of village centre site so minor parking and site access issues.	Provide adequate parking and site 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 school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional	Small housing capacity and therefore small pupil product.		0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional

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

		pupils arising from development			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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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?	0 – no net economic benefits			0 – no net economic benefits

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

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No public open space within site.	Retain road frontage woodland as amenity area.	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	No public open space close to site.	Retain road frontage woodland as amenity area.	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	Small, infill site. No core paths within or adjoining site.	Connect to existing footways.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	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

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

11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Loss of majority of woodland likely.	Minimise loss of woodland.	- 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	Distant from the existing and potential Sluggans facilities.		0=Not applicable

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

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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central and visually self contained.	Good siting, layout and design. Retain trees if possible.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape



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

	area?				
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 central and visually self contained.	Good siting, layout and design. Retain trees if possible.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER archaeological interests border site.	Possible need for archaeological evaluation.	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	Category B listed buildings closeby so possible impact on setting.	Appropriate 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?	- Development of site would have a minor negative impact on a	Site lies within conservation area and contains woodland of	Appropriate siting and design. Minimise tree loss.	0 = Will not impact any conservation areas due to nature, scale or location of

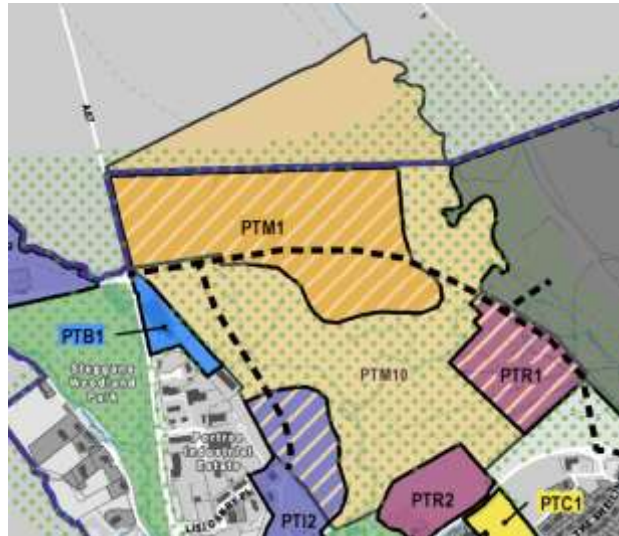
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		conservation area and/or its wider setting	amenity value.		proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT15 <b>Pre-MIR Site Ref:</b> I2 <b>MIR Site Ref:</b> PTM10
<b>Site Name:</b> Home Farm Phase 2	<b>OS Grid Ref:</b> 1475 8448	<b>Site size (ha):</b> 37.5 ha
<b>Source of site suggestion:</b> Adopted local plan, HIE	<b>Site History (local plan and planning applications):</b> adopted local plan industrial allocation, pending mixed use allocation	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from adjoining watercourses.	No physical works directly within the water environment. Bridging of watercourses. Set-back from adjoining 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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)	Relatively distant from village and most of its facilities.	Improve/provide public transport and active travel connections to rest of village and its facilities.	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the 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 planned source of heat supply	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Fluvial flood risk within site.	Development set-back from watercourses.	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	Fluvial flood risk within site.	Development set-back from watercourses. No net detriment run-off post development.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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 significant trees within site.	Retain vegetation and set-back if appropriate.	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 unlikely to support protected species.	Development set-back from watercourses and retained vegetation.	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Relatively species-poor habitat.	Retain / enhance green corridors through and around allocation.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Gently sloping, some shelter and southerly aspect.	Design and siting of buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	+ 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	New / enhanced trunk road access required and/or extension of local distributor road.	New / enhanced trunk road access required and/or extension of local distributor road.	- 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	X = Proposal would not			X = Proposal would not

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

	Is there capacity in relevant primary school and secondary school?	directly result in school pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site. Uses proposed are not likely to be sensitive receptors for existing, adjoining bad-neighbour uses.	Development set-back from overhead lines.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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 and infrastructure constraints.	Resolve deficit funding and infrastructure 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development would create construction and permanent employment via business / commercial components.		+ 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 SKYE

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 <b>open space</b> ?	+ 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 there would be a requirement for provision of such with development.	Provide useable public open space within wider development area.	+ 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 but there would be a requirement for provision of such with development.	Provide useable public open space within wider development area.	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.	Provide useable public open space within wider development area and new path 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?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	No brownfield component of site.		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?	- 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 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?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Half the site classified as deep peat.	Develop shallower peat depth areas of site. Retain / enhance other areas as undisturbed green corridors.	-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?	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	Reasonably distant from the existing and potential Sluggans facilities and proposed uses not likely		0=Not applicable

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	waste handling operation?	waste management site	to be sensitive receptors.		
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
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses	Site is on the fringe of the settlement and is relatively prominent	Good siting, layout and design. Additional, structural planting.	0 = Due to scale, nature or location proposal will have a very minimal impact on

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	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	when viewed from a key trunk, tourist route.		the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Site is on the fringe of the settlement and is relatively prominent when viewed from a key trunk, tourist route.	Good siting, layout and design. Additional, structural planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	One HER archaeological interest overlaps 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

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT11 <b>Pre-MIR Site Ref:</b> MU3/5 <b>MIR Site Ref:</b> PTM11
<b>Site Name:</b> Bridge Road to Harbour Expansion Area	<b>OS Grid Ref:</b> 1482 8433	<b>Site size (ha):</b> 11.1 ha
<b>Source of site suggestion:</b> Adopted local plan allocation / HIE	<b>Site History (local plan and planning applications):</b> harbour expansion allocation in adopted local plan	
<b>Current Use:</b> various harbour related uses, foreshore, loch	<b>Proposed Use:</b> Mixed use	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Any built development would be connected to mains sewer.		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 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	Potential pollution from harbour uses.	Adequate shore based facilities for disposal of waste from marine craft.	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.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	+ 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	Edge of village centre location.	Improve active travel connections within centre and to other facilities.	+ 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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Majority of site within coastal flood risk area.	Harbour related / waterborne uses only within coastal 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	New sea wall and reclamation could affect coastal and fluvial flood risk areas closeby. No significant loss of flood storage.	Developer assessment and if necessary mitigation of flood risk effects.	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 close to coast but not thought to affect or be affected by coastal erosion	New sea wall and reclamation could affect coastal erosion.	Developer assessment and if necessary mitigation of coastal erosion effects.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Trees border parts of the site.	Retain boundary trees and 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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	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	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	Likely presence of otters given coastal habitat and good quality adjoining woodland habitat.	Sea mammal survey and possible mitigation. Retention and development set-back from boundary trees.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and part sheltered by surrounding development, landform and vegetation shelters site from prevailing wind. Predominantly south easterly aspect.	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

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road access will require significant improvement for intensified development. Potential net loss of public parking across wider village centre.	Road access will require significant improvement for intensified development. Avoid net loss of public parking across wider village centre.	- 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 school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development			0 = Primary and/or secondary school have sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	HSE fuel depot hazard present within site. Potential need for relocation of water and sewerage infrastructure.	Possibility of relocating fuel depot and associated tanks plus water and sewerage infrastructure.	- Some servicing constraints 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 and sewerage connections close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Potential existing use, depot, ownership and transport constraints. Major public deficit funding issues.	Need to resolve / mitigate existing use, depot, ownership and transport constraints. Secure major public 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	Employment uses component.	Maximise employment uses component.	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal.	No existing public open space within site.	Opportunity to create new, public 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	No existing public open space within site. Small, brownfield infill site.	Opportunity to create new, public promenade which will offer new and attractive connections.	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal

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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?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	Core path runs closeby on Lump. Amenity of route may be affected by this site's development.	Opportunity to create new, public promenade which will offer new and attractive connections. Improve off site and connectivity. Net environmental improvement through redevelopment proposal.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	+ Minor redevelopment of brownfield land	Part of site is previously developed.		+ 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	Likely contamination at fuel depot site.	Possible contamination assessment and mitigation.	- 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	Salt marsh and riverside area will be affected.	Minimise loss and create new public open space.	- 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?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	Part of site is previously developed.	Maximise reuse of materials.	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level

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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			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.	Possibility of facilities to recycle harbour waste.	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	Distant from the existing and potential Sluggans facilities.		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
<b>Landscape</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	Most of site within SLA.	Exceptional siting and architectural design quality.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape interests</b> 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?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Site is central and partly brownfield but also at a tourist gateway in a tourist town and is visible from tourist routes.	Good siting, layout and design. Retain boundary planting.	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.	Site is central and partly brownfield but also at a tourist gateway in a tourist town and is visible from tourist routes.	Good siting, layout and design. Retain boundary planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interests within and adjoining site.	Prior survey and recording in the event of redevelopment.	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	Allocation adjoins Cat B listed buildings and may affect their setting.	Exceptional siting and design quality and net environmental improvement.	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?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	Site overlaps with and is prominent in views from within the conservation area boundary.	Exceptional siting and design quality and net environmental improvement.	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



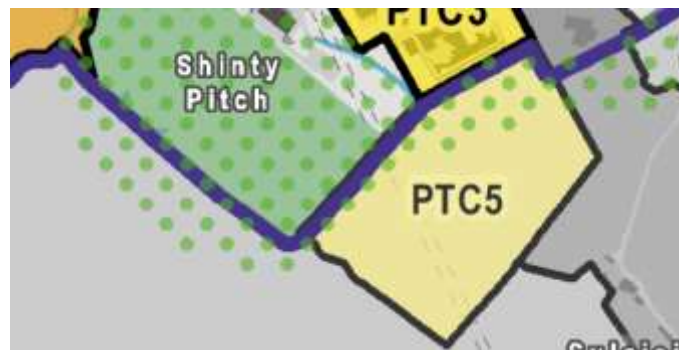
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> n/a <b>Pre-MIR Site Ref:</b> C2 <b>MIR Site Ref:</b> PTC5
<b>Site Name:</b> Land South of Shinty Pitch and Hostel at Sulaisiadar	<b>OS Grid Ref:</b> 1472 8435	<b>Site size (ha):</b> 2.4 ha
<b>Source of site suggestion:</b> Adopted local plan / developer proposal for adjoining expansion area land	<b>Site History (local plan and planning applications):</b> adopted local plan community allocation	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Community / mixed use	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development 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)	-Development could have a localised minor negative impact on the water environment.	No physical works directly within the water environment. Set-back from principal watercourse on northern margins of site.	No physical works directly within the water environment. Set-back from principal watercourse on northern margins of 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**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	Potential community use such as a playing field adjoining complementary uses so not applicable.		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
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			0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> 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 of pluvial (small watercourse) flood risk within site.	Development set-back from watercourse.	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	Nature of use unlikely to increase flood risk.	Development set-back from watercourse.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	A few trees border the site.	Development set-back from these 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	A few broadleaf trees and a watercourse border the site otherwise the habitat is unlikely to support protected species.	Development set-back from watercourse and woodland.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

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	Loss of greenspace could affect green network connectivity.	Development set-back from watercourse and retention of other greenspace within site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 and landform shelters site from prevailing wind. Predominantly a north easterly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	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	Existing road network can be utilised with improvement.	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	X = Proposal would not directly result in school			X = Proposal would not directly result in school

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

	school and secondary school?	pupils			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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines or open ground use(s).	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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?	0 – no net economic benefits			0 – no net economic benefits

**Human Health and recreation**

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Allocation allowed for possibility of playing field.	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	Allocation allowed for possibility of playing field. Could be positive effect but no certainty.	Provide useable public open space within development.	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 school including connections to settlement core path network.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present on site?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Very small proportion of the site is previously used but this is now in separate ownership.		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



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

11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Part of site will be developed.	Retain as much greenspace as possible.	- 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	Minor loss of common grazings but loss may not be irreversible.		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	Reasonably distant from the existing and potential Sluggans facilities.		0=Not applicable
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable site for waste			0= Not applicable

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

	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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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?	- 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	Site is on the fringe of the settlement.	Good siting, layout and design. Maximise open ground uses.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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

		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?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.	Site is on the fringe but site is relatively flat and shielded from principal public viewpoints by other development.	Good siting, layout and design. Maximise open ground uses.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	HER archaeological interests within site.	Developer survey and recording.	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			0 = Will not impact any listed buildings due to nature, scale or location of

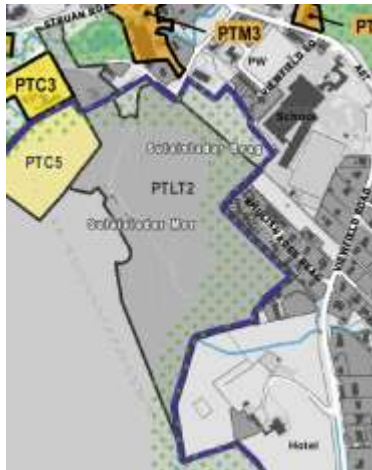
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		proposal			proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact 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 SKYE

<b>Settlement:</b> Portree		<b>Call for Sites Ref:</b> Cfs/PT16 <b>Pre-MIR Site Ref:</b> LT <b>MIR Site Ref:</b> PTLT2
<b>Site Name:</b> Land South of Shinty Pitch and Hostel at Sulaisiadar	<b>OS Grid Ref:</b> 1474 8434	<b>Site size (ha):</b> 11.9 ha
<b>Source of site suggestion:</b> FEI via agent and adopted local plan	<b>Site History (local plan and planning applications):</b> adopted local plan long term allocation	
<b>Current Use:</b> Predominantly grazing	<b>Proposed Use:</b> Long term development	<b>MIR Status:</b> Non-preferred

### Location Plan



### Photographs (if available)

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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 built development would be connected to mains sewer.		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 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.	No physical works directly within the water environment. Set-back from principal watercourses.	No physical works directly within the water environment. Set-back from principal 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	Land outwith any water source catchment.		0= Development is unlikely to have any effects on public or private water supplies.
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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	Relatively close to the centre of the settlement and its facilities.	Provide / improve active travel connections to the centre and other facilities.	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
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	Potential Energy from Waste (EfW) plant at Portree Landfill	If EfW happens then ensure viable connections have been allowed for.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	<b>Flood Risk</b> 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	Very small area of pluvial (small watercourse) flood risk within site.	Development set-back from watercourse.	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	Development set-back from watercourse.	Development set-back from watercourse.	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
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>	- Development of site would result in minor loss of non designated interests	There are several areas of broadleaf woodland within the site.	Retain trees and development set-back.	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	There are several areas of broadleaf woodland and watercourses within the site.	Development set-back from watercourses and woodland.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal



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

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	Loss of greenspace could affect green network connectivity.	Development set-back from watercourses and woodland.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Partly flat and landform shelters site from prevailing wind. Predominantly a north easterly aspect.	Design and siting of any buildings to maximise shelter and southerly aspect of principal elevations. New planting to create shelter.	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	Distributor road improvements and extension(s) required.	Distributor road improvements and extension(s) 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			0 = Primary and/or secondary school have

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

	school and secondary school?	sufficient spare capacity to accommodate additional pupils arising from development			sufficient spare capacity to 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines cross site.	Development set-back from overhead lines or open ground use(s) under them.	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 close to site boundary.		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	Currently sufficient capacity but longer term source issue for wider supply area.		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	Doubts about land availability.		- 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	No employment uses likely.		0 – no net economic benefits

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

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 <b>open space</b> ?	+ 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 there would be a requirement for provision of such with 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 but there would be a requirement for provision of such with development.	Provide useable public open space within development.	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 settlement facilities and core path network.	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 on site?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Very small proportion of the site is previously used but this is now in separate ownership.		0 = Will not affect brownfield land due to the nature, scale or location of proposal

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?	-- Large-scale use of Greenfield land	Most of site will be developed.	Retain as much greenspace as possible.	-- 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			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?	-Could cause a minor loss of good agricultural land or locally important croft land	Loss of common grazings and reasonably productive croft land.	Minimise irreversible loss of better croft land.	-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?	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	Reasonably distant from the existing and potential Sluggans facilities.		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			0= Not applicable
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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	- Development poorly orientated from key services or similar uses elongates settlement	Site is on the fringe of the settlement but reasonably close to its centre. Segregated from	Good siting, layout and design. Good active travel connectivity to rest of settlement and its facilities.	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	townscape and character of surrounding area?	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	rest of settlement by steeper slopes.		
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 on the fringe of the settlement but reasonably close to its centre. Higher ground to west of site and vegetation cover will help assimilate buildings.	Good siting, layout and design. Retain and increase planting.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal.
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development of site would have a minor negative impact on a locally important archaeological site and/or	HER archaeological interests within site.	Developer survey and recording.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		its wider setting			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 SKYE

<b>Settlement:</b> Kyleakin		<b>GIS Site Ref:</b> 15 <b>Pre-MIR Site Ref:</b> H1 <b>MIR Site Ref:</b> KAH1
<b>Site Name:</b> Old Kyle Farm Road	<b>OS Grid Ref:</b> 174,26; 826,18	<b>Site size (ha):</b> 1.7
<b>Source of site suggestion:</b> Existing LP site H1.	<b>Site History (local plan and planning applications):</b> Southern half of the site complete- 11 houses 04/00153 and recent pending single house 15/00274/FUL.	
<b>Current Use:</b> Woodland & adjacent housing development	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 <2ha.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is located fairly centrally within Kyleakin. A core path		

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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	exists to the immediate North of the site and public transport links exist approximately 1km to the North.		
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 likely to be fairly low density		
3a	<b>Flood Risk</b> 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  + + Development of the site could significantly alleviate existing flooding problems in the			

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

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	<b>required</b>				
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 = 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	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	Due to the existing use of the site any development may have a negative effect.	Integration of open space and green network.	0 = If mitigation is applied there is unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Some existing SW pipes have already been laid. Capacity of these may however be a problem.	Existing road floods-appropriate mitigation should be undertaken.	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	Access can be taken from Old Kyle Farm Road.		
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 Kyleakin Primary School is 47% and is forecasted to fall to around 40% by 2028/29.  Current roll at Plockton High School is 65% and forecasted		



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			to fall to 50% 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 may have sufficient spare capacity to accommodate development	WTW spare capacity = 19 and WWTW 107		

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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			
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 residential use therefore unlikely to result in additional jobs.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Whilst the site is currently open space and woodland it is not seen to provide public amenity value.	Areas of open space will be required as part of the development consistent with the Council's supplementary	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal

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				guidance.	
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	Provides opportunity to integrate a green network and link to existing 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 provides opportunity to link to the existing path network to reach a limited number of services and facilities	There are opportunities to link to existing footways and core path network and the improve these facilities for the adjacent housing site.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 on the site and if so, will the	0 = No record of contaminated soils on site			

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	proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land		Areas of open space will be required as part of the development consistent with the Council's Supplementary Guidance.	+ Proposal will protect greenfield land on a local scale
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	The site has a land capability of 6.3 which means it has very limited productivity. 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	The site will generate domestic waste.	Provide recycling facilities on site, 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 activities (Includes	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management		

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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?		activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	<p><b>interests</b></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>				
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>			
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			



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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?	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  
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Kyleakin		<b>GIS Site Ref:</b> 665 <b>Pre-MIR Site Ref:</b> H2 <b>MIR Site Ref:</b> KAH2
<b>Site Name:</b> Land adjoining Playing Field	<b>OS Grid Ref:</b> 174,78; 826,28	<b>Site size (ha):</b> 2.5
<b>Source of site suggestion:</b> Existing LP Site H2	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Open Greenfield Land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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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SEA – SITE ASSESSMENTS FOR SKYE**

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	Proposal located close to community centre and other facilities		

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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	along with transit connections.		
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	<b>Flood Risk</b> 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 lies adjacent to the coastal flood extent. The site appears to be relatively flat and therefore it seems likely that parts of the site may be within the flood plain.	FRA required to determine developable area and inform design levels.	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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site adjacent to Kyleakin Local Nature Conservation Interest, however not expected to have any significant impact.		

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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	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	0 = Unlikely to be any impact on protected species due to nature,			



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	protected species? 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?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Green network link located south of site.	Proposal should not affect connectivity of habitat south of site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	More than 50% of site south facing/		

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	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	Road access currently unsuitable for residential development	Access would need to be upgraded.	0 = Proposal in close proximity to utilise existing connections and 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 at Kyleakin Primary School is 47% and is forecasted to fall to around 40% by 2028/29.  Current roll at Plockton High School is 65% and forecasted to fall to 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	0=proposal is unlikely to be affected by physical or bad neighbour constraints	11 kV lines bisect east of site from north to south but not expected to have any		

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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)		significant adverse impacts.		
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 may have sufficient spare capacity to accommodate development	WTW spare capacity = 19 and WWTW 107		
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	+ 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	Allocated in existing plan		

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	infrastructure)				
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 temporary construction positions		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Current site is open space	Areas of open space will be required as part of the development consistent with the Council's 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 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	Proposal could affect local playing field	Consult with users of playing field about the reorientation of site.	0 = Utilises or is in close proximity to existing connections

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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	Opportunity to increase amenity of green network south of site.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Some structures onsite	A written site history may be required.	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	Entire 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			
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 importance 1 by Soil Scotland however LCA is 5.1 indicating low quality capability		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Would result in an increase of residential waste	Provide recycling facilities on site	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	any designated sites be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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</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	Site located in central location in the centre of settlement.		



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	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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

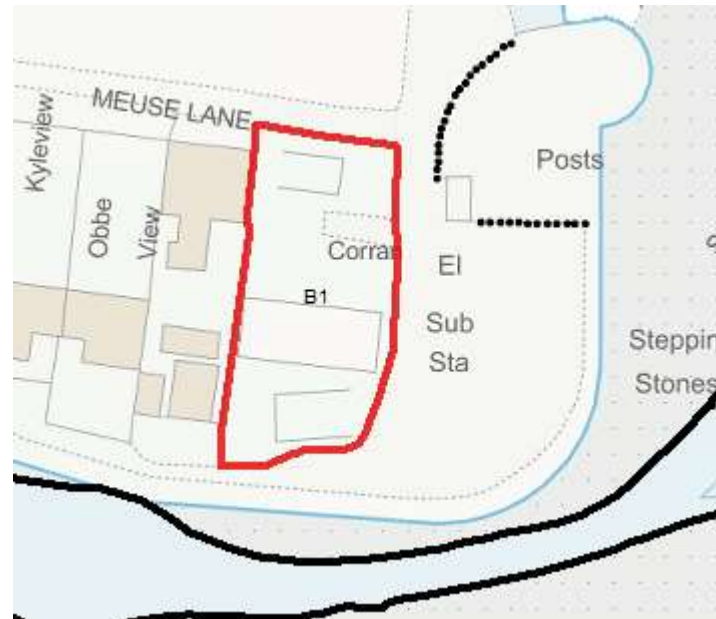
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To 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 SKYE

<b>Settlement: Kyleakin</b>		<b>GIS Site Ref: 667</b> <b>Pre-MIR Site Ref: WHILP/B1</b> <b>MIR Site Ref: KAB1</b>
<b>Site Name: West of Harbour</b>	<b>OS Grid Ref: 175,316 826,331</b>	<b>Site size (ha): 0.084 ha</b>
<b>Source of site suggestion: Existing Site</b>	<b>Site History (local plan and planning applications): 05/00067/FULSL proposal for the erection of a shop</b>	
<b>Current Use: Vacant lot, storage of a caravan and trailer</b>	<b>Proposed Use: Business</b>	<b>MIR Status: Preferred for business</b>

### Location Plan



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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	No waterbodies on site		

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

	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is extremely close to both transit stop and core path along with amenities in the settlement centre.		
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 site small		
3a	<b>Flood Risk</b> 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 site lies completely within the coastal flood extent. Additionally the access and egress route to the site is also within the coastal flood		-- 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

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			extent		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees on site		



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	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			
<b>Site Deliverability/ Sustainability</b>					

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SEA – SITE ASSESSMENTS FOR SKYE**

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Site flat and minor in size.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Road access already exists		
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?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Kyleakin Primary school operating at 44% and in decline. Plockton Secondary also declining.		
9a	Is the site limited due to other physical constraints (e.g.	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the	Electricity line bisects site from southwest corner to mid-north	An evaluation of impact and mitigation	0=proposal is unlikely to be affected by physical or bad

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SEA – SITE ASSESSMENTS FOR SKYE**

	electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	proposed use and could cause minor disturbance	edge	may be necessary.	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			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical,	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe			

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

	contamination, deficit funding or infrastructure)				
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 could create some temporary jobs in construction and other more permeant positions.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Proposal will have no impact on the existing path network due to nature, scale or location of			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Site is formerly developed. Foundations still exist on site.		
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?	0 = Site is not 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  
SEA – SITE ASSESSMENTS FOR SKYE**

	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			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in a slight increase in business related waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered				

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	identified for waste is the proposal in the vicinity of a waste management site and could it 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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	+ Well connected/ appears to round off settlement, currently accessible with scope for further	Site next to harbour within centre of current settlement		



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	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 would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses	Would result in the redevelopment of a derelict site and address issues with the illegal deposit of trash.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

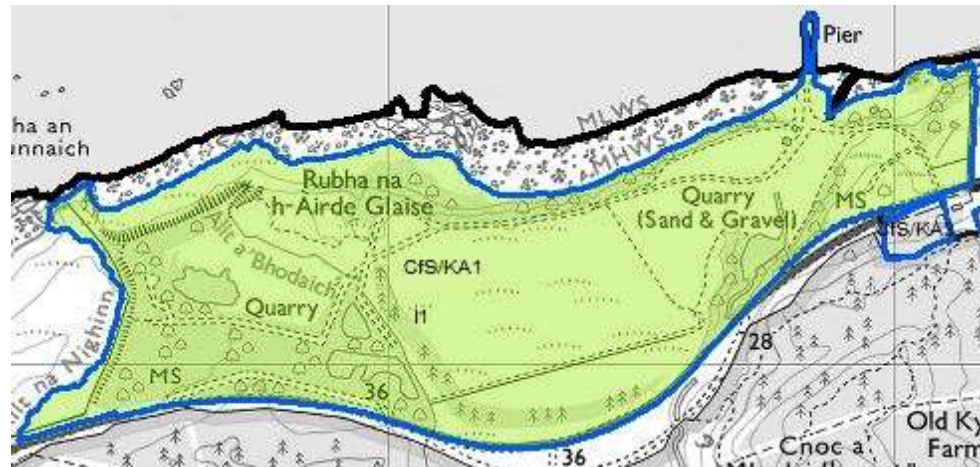
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Sites? (including proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic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

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Kyleakin		<b>GIS Site Ref:</b> 662 <b>Pre-MIR Site Ref:</b> LP-I; CFS KA1 <b>MIR Site Ref:</b> KAI1; KAI2
<b>Site Name:</b> Altanavaig Quarry	<b>OS Grid Ref:</b> 173,197; 826,190	<b>Site size (ha):</b> 76
<b>Source of site suggestion:</b> Existing LP Industrial Site & CFS request from HIE	<b>Site History (local plan and planning applications):</b> 12/01638/s42 Review of conditions 1, 2, 4 & 5 on existing mineral site.	
<b>Current Use:</b> Vacant Land	<b>Proposed Use:</b> Business	<b>MIR Status:</b> KA1 Preferred; KA2 Non-preferred

### Location Plan



### Photographs (if available)

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

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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>Inner Sound and unnamed watercourses exist within close proximity to the site. However the status of these water bodies is good.</p>		<p>0 = Development is unlikely to have any effects on the status of any water bodies</p>
1b	<p>Will the proposal result in a direct physical impact on the water environment or</p>	<p>0= Development is unlikely to have any effects on the water environment</p>	<p>The site lies adjacent to the coastal flood extent; however it appears to be sufficiently elevated above the coastal flood extent that it seems</p>		<p>0= Development is unlikely to have any significant effects on the water environment</p>

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	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)		likely that the majority of the site could be developed. The flood extent of the Allt Anavig appears to be within a fairly well defined channel. However a FRA may be required depending on proposed use and site layout. The Allt a' Bhodaich small watercourse could also be avoided through the use of appropriate site layout and buffer strips.		
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	The site is adjacent or within the vicinity of a SEPA regulated site. The site lies within 250m of public water supplies.	Developer requirement to demonstrate that proposals will not negatively impact upon local water supply.	0= Development is unlikely to have any effects on public or private water supplies
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The site lies approximately 3.5km from the centre of Kyleakin. It is rather	May be reasonable to suggest an extension of the core path through the site	0= Proposal will utilise existing travel/access provision and have no impact upon emissions

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	travel and public transport? What will the proposals impact on carbon emissions?	private car (Co2 emissions)	isolated from the town by the road network, bridge end and areas of flood risk. A core path however runs from the centre of the village to the south of the site. The nature of the existing site is industrial therefore this distance location would be beneficial.	and/or expansion of an integrated green network.  However given the nature of the proposal it would be expected that many vehicle movements would be of a business/industrial nature.	
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	Unknown at this stage if type of industrial/business development proposed would be heat intensive.		0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> 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 flooding identified within the site, fluvial flood risk to the east of the site and close to the coastal flood extent to the North.  The site lies adjacent	Flood Risk Assessment required to demonstrate appropriate development area.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

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			<p>to the coastal flood extent; however it appears to be sufficiently elevated above the coastal flood extent that it seems likely that the majority of the site could be developed. The flood extent of the Allt Anavig appears to be within a fairly well defined channel. However a FRA may be required depending on proposed use and site layout. The Allt a' Bhodaich small watercourse could also be avoided through the use of appropriate site layout and buffer strips.</p>		
3b	<p>Could development of the site impact the risk of flooding elsewhere?</p>	<p>0 = Development of the site would have no impact on flood risk elsewhere</p>			<p>0 = Development of the site would have no impact on flood risk elsewhere</p>



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

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	<b>required</b>				
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	This allocation site adjoins (at the western edge) the Lochs Duich, Long & Alsh Natura Marine Protected Area (MPA). We consider that some form of development should be possible at this location, however the Local Development Plan for this allocation, if taken forward, should make reference to the need for the impacts of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the MPA. (For example, land based development is unlikely to have an adverse effect on the	Ensure no adverse impact.	- 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

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			MPA, but redevelopment of the pier may affect the adjacent MPA flame shell bed and would need to be fully assessed.)		
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	Small areas of native woodland exist throughout the site particularly to the north and eastern edges of the site.	Ensure careful siting of development and integration of a green network.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will	- Protected Species present but	Habitat indicates	Species survey and	0 = Unlikely to be any impact on

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	the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	licence not required due to ability to mitigate	protected species may be present	mitigation where necessary.  Integration of green network and retention of trees.	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		Ensure wildlife corridors are provided adjacent to the wider countryside. Retention of trees and integration of green network.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter	Slightly raised topography and tree cover.		

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	opportunities for solar gain  Significant slope / changes in level?	belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Site bounded by A87 trunk road. Additional access from trunk road may therefore be required. There is capacity within the existing local road network.		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	Access within the site from existing paths/track would require to be upgraded.		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	Only relevant for housing proposals.		
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	Overhead electricity lines traverse the site at the eastern edge.		

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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	minor disturbance			
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 lies outwith 200m of the waste water network.		+by requiring proposal to connect it may contribute a minor improvement to public drainage or sewerage issues
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW may have sufficient spare capacity to accommodate development	WTW spare capacity = 19 and WWTW 107		+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical,	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Recent interest in renewing the conditions of the site for quarry use. The site may have contamination and further information		

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	contamination, deficit funding or infrastructure)		must be requested to assess any constraints. Native tree cover and flooding are also important constraints affecting the feasibility of development.		
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 of site for industrial and or business use will create new employment opportunities however proposal details are unknown at this stage.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The site is not currently recognised as 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 improved access to open space	Provides opportunity to integrate a green network to ensure better connections to		

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	space?		the coast and the to the village centre.		
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 is a significant distance from the centre. However the existing core path, active travel routes could be extended through the site to the centre.	Developer requirement for integration of footways and active travel links to the village centre.	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Small parts of the site may be greenfield.	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance.	+ Minor redevelopment of brownfield land with mitigation will provide new areas of useable open space.
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 Quarry (our ref SL-MIN-1055 centred at NGR 173200: 826197) - we may request further information regarding	Remediation/sensitive siting of development.	+ Potential to remediate minor contamination or small scale contamination onsite



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			waste in-filling/ fuel storage or any other potentially contaminative activities that may have taken place on the site. Should any issues arise a Site Investigation would be required.		
11c	Will the proposal result in the loss of greenfield land?	- Potential small scale use of greenfield land		Careful siting of development	-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	Not aware of any vacant buildings present on site.	Potential reuse of some materials.	
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	The entire western side of the site is recognised as being of class 1 soil importance.	Peat management plan may be required.	--Will cause significant 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	The site has a land capability of 6.3 which means it has very limited productivity. 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	The site will generate waste.	Provide recycling facilities on site, 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 = Use proposed unlikely to 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?	+ Proposal is generally located close to waste producers	As the site is allocated for industrial use and it is distant from residential properties there may be some scope for waste management activities to be developed within the site.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  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			

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15a	<p><b>Non designated landscape features and key landscape interests</b></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>			
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</p>	<p>The site is located within the settlement development area but is rather segregated due to the road network and bridge end and distance from the village centre.</p>	<p>Retain some woodland to help screen and filter views of the development.</p>	<p>- With mitigation the proposal could partially relate to the current settlement pattern of density.</p>

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15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	May affect long distance views from Kyle of Lochalsh.	Woodland to help screen and filter views of the development.	0 =With mitigation unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Will not impact any conservation areas due to nature, scale or location of			

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	Areas?	proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	- Development of site may have a minor negative impact on a garden or designed landscape and/or its wider setting	Kyle House designed landscape lies within 100m of the eastern boundary of the site.	Sensitive siting.	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 SKYE

<b>Settlement: Kyleakin</b>		<b>GIS Site Ref: 120</b> <b>Pre-MIR Site Ref: CfS/KA3</b> <b>MIR Site Ref: KAH3</b>
<b>Site Name: The Hirsell West</b>	<b>OS Grid Ref: 174,016 826,298.</b>	<b>Site size (ha): 1.1</b>
<b>Source of site suggestion: Lachlan Graham</b>	<b>Site History (local plan and planning applications): No history</b>	
<b>Current Use: Woodland</b>	<b>Proposed Use: Housing</b>	<b>MIR Status: Non-Preferred for Housing</b>

**Location Plan**



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 identified 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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	Proposal is located adjacent to core path but over 1 km from		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	significant impact on travel/access provision and CO2 emissions	the nearest transit link and some distance from the main settlement.		
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	Residential development unlikely to have large impact		
3a	<b>Flood Risk</b> 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 parts of the area adjacent to the site have been identified as being at risk of surface water flooding.	If an issue, this can be managed via appropriate drainage methods	0 = Requirement for drainage 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>required</b>				
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 minor loss of non designated interests	Most of the site is currently mature woodland. May be some potential for development in clearing that would not affect woodland	Assess whether it is possible to create housing development that will not impact mature 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 may be present	Established woodland may be home to protected species	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 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	Loss of woodland could have negative effect on green corridor from Choc a Mhadaidh Ruaidh to waterfront		
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 well sheltered but north facing		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Existing access to A87 Trunk Road.		-
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	See above. May be issues with junction depending on scale of 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	Kyleakin primary operating and 44% and declining. Plockton secondary also declining.		
9a	Is the site limited due to other physical	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.)	neighbour constraints			
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	Water and waste drainage located just over 200 metres from site	If development occurs in KAH1, there may be closer connections within 200 metres	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	79 units available on Kyle Regional Water System. May present an issue if housing completions in Kyle of Lochalsh and Plockton are significant. Sewage not an issue		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	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site is constrained by possible access issues and loss of woodland.		

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	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)				
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 temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Proposal could restrict access to walking route located south of site		
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	See above	Potential to increase access to walking routes south of site.	+ 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 provides opportunity to link to the existing path network to reach a limited number of services and facilities	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Most of site is greenfield		
11d	Will the proposal	0 = Will not affect vacant			

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

	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	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	Peat may be a limiting factor on development	Careful site planning may mitigate disturbance.	0=Scale or type of proposal unlikely to effect on soil or croft land
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 a 6.3		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	May cause an increase in residential waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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			

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

Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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			

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

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 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 and density	Residential settlement would be isolated and close to busy trunk road. Would elongate settlement along the A87	If KAH4 is developed first, this impact may be slightly mitigated	- 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?	-- 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 would elongate settlement and could impact the visual appeal of the A87 tourist route if there are impacts on tree cover.	The retention of vegetation along A87 may limit some impact	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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  
SEA – SITE ASSESSMENTS FOR SKYE**

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 Heritage Sites due to nature,			

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

	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?	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 SKYE

<b>Settlement: Kyleakin</b>		<b>GIS Site Ref: 121</b> <b>Pre-MIR Site Ref: CfS/KA2</b> <b>MIR Site Ref: KAH4</b>
<b>Site Name: The Hirsell East</b>	<b>OS Grid Ref: 174,276 826,313</b>	<b>Site size (ha): 0.88</b>
<b>Source of site suggestion: Lachlan Graham</b>	<b>Site History (local plan and planning applications): No history</b>	
<b>Current Use: One residential building and greenfield</b>	<b>Proposed Use: Housing</b>	<b>MIR Status: Non-Preferred for Housing</b>

**Location Plan**





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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 identified on site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	Proposal is located adjacent to core path but distant from the		

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

	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	significant impact on travel/access provision and CO2 emissions	nearest transit link and some distance from the main settlement.		
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	Residential development unlikely to have large impact		
3a	<b>Flood Risk</b> 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			

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

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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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 SKYE**

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	Most of the site is currently mature woodland.	Existing woodland could be retained to the north and along burn. Providing additional planting adjacent to Core Path may also mitigate impact	- Development of site would result in minor loss of non designated interests

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

	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 may be present	Established woodland may be home to protected species	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 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	Loss of woodland could have negative effect on green corridor from Choc a Mhadaidh Ruaidh to waterfront		
<b>Site Deliverability/ Sustainability</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 well sheltered but north facing		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Poor active ravel connections		-
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	See above. May be issues with junction depending on scale of 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	Kyleakin primary operating and 44% and declining. Plockton secondary also declining.		
9a	Is the site limited due to other physical	0=proposal is unlikely to be affected by physical or bad			

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

	constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	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	79 units available on Kyle Regional Water System. May present an issue if housing completions in Kyle of Lochalsh and Plockton are significant. Sewage not an issue		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	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site is constrained by possible access issues and loss of woodland.		



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

	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)				
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 temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Proposal could restrict access to core path and walking routes located south of site		
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	See above	Potential to increase access to walking routes south of site.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space

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

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		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Most of site is greenfield		
11d	Will the proposal	0 = Will not affect vacant			

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

	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	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	Peat may be a limiting factor on development	Careful site planning may mitigate disturbance.	0=Scale or type of proposal unlikely to effect on soil or croft land
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 a 6.3		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	May cause an increase in residential waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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

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			

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

Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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			

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

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	Residential settlement close to busy trunk road may present issues. Would elongate settlement slightly along the A87		
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 would elongate settlement and could impact the visual appeal of the A87 tourist route if there are impacts on tree cover.	The retention of vegetation along A87 may limit some impact	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Kyle House monument located at north end of site near A87	Careful site planning could mitigate impacts to monument	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 SKYE**

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 Heritage Sites due to nature,			

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

	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?	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 SKYE

Settlement: Kyleakin		GIS Site Ref: 664 Pre-MIR Site Ref: WHILP/B2 MIR Site Ref: KAB2
Site Name: Old Ferry Area	OS Grid Ref: 175,501 826,476	Site size (ha): 0.081 ha
Source of site suggestion: Existing Site	Site History (local plan and planning applications): 05/00016/FULSL proposal to alternate offices and toilets to form 2 houses.	
Current Use: Visitor centre and residential	Proposed Use: Business	MIR Status: Non preferred for business

Location Plan



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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies	No waterbodies on site		

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

	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is extremely close to both transit stop and core path along with amenities in the settlement centre.		
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 site small		
3a	<b>Flood Risk</b> 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 site lies completely within the coastal flood extent. Additionally the access and egress route to the site is also within the coastal flood		-- 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

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

			extent		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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

	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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees on site		

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

	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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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.	Site flat and minor in size.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Road access already exists		
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?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Kyleakin Primary school operating at 44% and in decline. Plockton Secondary also declining.		
9a	Is the site limited due to other physical constraints (e.g.	0=proposal is unlikely to be affected by physical or bad		.	



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

	electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	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			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical,	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe			

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

	contamination, deficit funding or infrastructure)				
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 could create some temporary jobs in construction and other more permeant positions. Unlikely to be major impact due to limited space for development.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Proposal will have no impact on the existing path network due			

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

	facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Site is largely developed with opportunity for infill in space currently used as a garden and for laundry		
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?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on	0 = Will not affect vacant buildings due to the nature, scale			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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 a slight increase in business related waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?				
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			
<b>Landscape</b>					

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	+ Well connected/ appears to	Site next to harbour		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	within centre of current settlement		
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 would result in the infill of a single area on site which can be considered a detracting feature.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 any World Heritage	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			



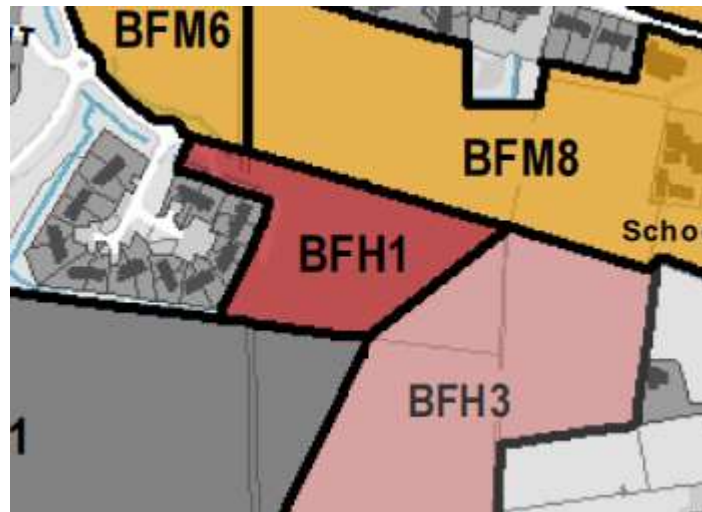
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Sites? (including proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic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

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 17 <b>Pre-MIR Site Ref:</b> WHIDP/BFH1 <b>MIR Site Ref:</b> BFH1
<b>Site Name:</b> East of Boreraig Place	<b>OS Grid Ref:</b> 164,392 823,257	<b>Site size (ha):</b> 1.2
<b>Source of site suggestion:</b> Adopted local plan site	<b>Site History (local plan and planning applications):</b> 06/00479/FULSL past planning permission for the erection of 15 houses, closed	
<b>Current Use:</b> Greenfield	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred for Housing

**Location Plan**



**Photographs (if available)**

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

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Watercourse on site is non-baseline		
1b	Will the proposal result in a direct physical impact on the water environment or	0= Development is unlikely to have any effects on the water environment			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site is close to transit links as well as core amenities in the settlement centre.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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 residential development unlikely to have high heat demand		
3a	<b>Flood Risk</b> 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 multiple small watercourses going through the site and along the boundary of the larger original site.	FRA may be required to assess the impact of these and inform site layout. Well marked on OS map may indicate potential shallow watertable. Any surface water and ground water could be dealt with through drainage arrangements and included in a drainage master plan for the large site. Watercourses should have 6m buffer	0 = Requirement for buffer around small watercourse will address flood risk
3b	Could development	- Development of the site could		Further assessment	0 = Development of the site

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	of the site impact the risk of flooding elsewhere?	result in a small increased risk of flooding elsewhere		needed to evaluate impacts. Mitigation should resolve potential issues.	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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part</b>	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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	<b>of the Habitats Regulations Appraisal is likely be required</b>				
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			

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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	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	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 SKYE**

	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 exposed.	Shelter trees may allow for better solar gain and serve as windbreak.	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			
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	Portree Secondary forecast to peak at 62%, Broadford primary to peak at 64%.		

**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	Overhead electricity lines bisect site at several locations. May make site less attractive for developers.	Careful site design or other mitigation measures may help resolve issue.	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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions is 74.	Developer contribution could help encourage expansion in water treatment.	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
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	Site part serviced and in existing plan		

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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	Likely to result in temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 used for recreation amenity, could restrict access.	Publicly 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 connectivity of open	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Central location close to amenities. Could provide opportunity to provide link from		

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

	space?		primary school to other housing areas and recreation amenity 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	See 10b		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	A Refuse Heap (Our Ref: 15-WDS-2001) centred offsite at NGR 164016: 823238 lies within 250m of the site	A written site history may be required to determine the exact age of the refuse heap (year when operations ceased) along with nature of material deposited.	?? = Unknown

**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	Entire site 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			
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		Careful site mitigation should mitigate disturbance. The submission of a Peat Management Plan may be required.	-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?	0= Site is not on high quality agricultural soils or croft land	Site rated as 6.3 and 5.3. Small area rated 2 by Soil Scotland.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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 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 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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  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	<b>Non designated landscape features and key landscape interests</b>  To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and	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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	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	Site is centrally located in a residential area.		
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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

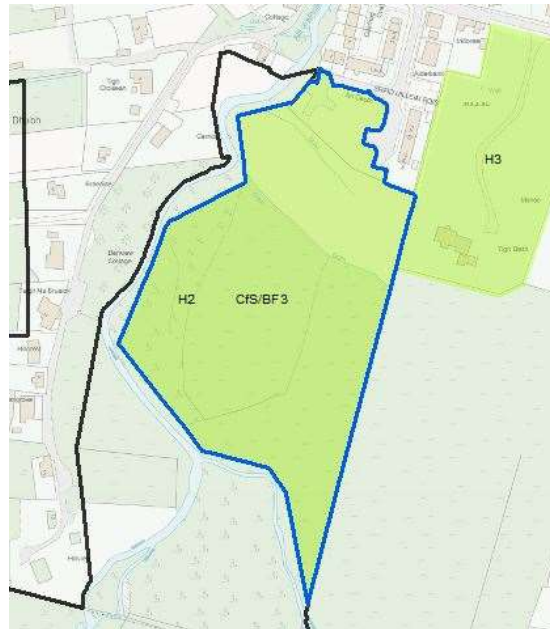
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Sites? (including proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic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

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 678 <b>Pre-MIR Site Ref:</b> LP- H3; Cfs/BF3 <b>MIR Site Ref:</b> BFH2
<b>Site Name:</b> South of Caberfeidh	<b>OS Grid Ref:</b> 164,926; 823,060	<b>Site size (ha):</b> 1.5
<b>Source of site suggestion:</b> Existing Local Plan allocation and CfS Richard Heggie, Urban Animation.	<b>Site History (local plan and planning applications):</b> No history of planning applications.	
<b>Current Use:</b> Manse/ Agricultural land/croft land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred for housing

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 a' Mhuilinn waterbody lies within or adjacent to the site. However, this water body is non-baseline.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	Unsure of detailed	Developer requirement for 6m	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	proposals/site layout.	buffer to all watercourses.	
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	Public transport route and bus stop located to the North of the	Encourage permeability of the site and integration of active	+ Proposal is within close distance of facilities or presents a mixed use proposal which will

**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	site.	travel links.	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	Development is likely to be fairly low density to fit into the surrounding croft style layout of development. Therefore, there would be limited scope for connection to a heat network.  However, industrial sites within the village provide opportunity for a heat source in the future.		
3a	<b>Flood Risk</b> 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	Site is adjacent to Allt a' Mhuilinn and a small part of the site is within the medium	FRA may be 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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SEA – SITE ASSESSMENTS FOR SKYE**

		high flood risk	likelihood flood.		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	- Development of site would result in minor loss of non designated interests		Retain trees to the western boundary and secure holdback.	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  
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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		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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of			

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

	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Existing access track runs from the main road into the site.	Requirement for extension/improvement to existing access.	

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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>The current roll for Portree High School is at 56% capacity. This is set to increase slowly to 60% by 2028/29.</p> <p>The current roll for Broadford Primary School is at 51% and is set to steadily increase to 64% 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>	<p>Overhead electricity lines lie adjacent to the site to the west. These may advantageous in enabling connection to infrastructure.</p>		
9b	<p>What level of work would be required to connect to a public water supply and waste drainage</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	<p>WTW spare capacity is 40 units, and 74 units per 10 year completions estimate.</p> <p>WWTW has 545 units spare capacity.</p>		
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)	<p>- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe</p>	<p>Existing local plan site. However, lacking developer interest. The site has varied topography which may limit development potential.</p>		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	<p>0 – no net economic benefits</p>			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Integration of open space which meets the requirements set out 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 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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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			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	LCA=5.3 therefore is not considered good quality agricultural land. There is no evidence of the site being in crofting tenure however, there are many croft boundaries surrounding the site.	Development may need to fit into the surrounding layout of crofting development.	
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Residential 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	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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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			



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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</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			

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	surrounding area?				
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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER site encroaches into the boundary of the site.	Potential developer contribution could be required to further investigate these 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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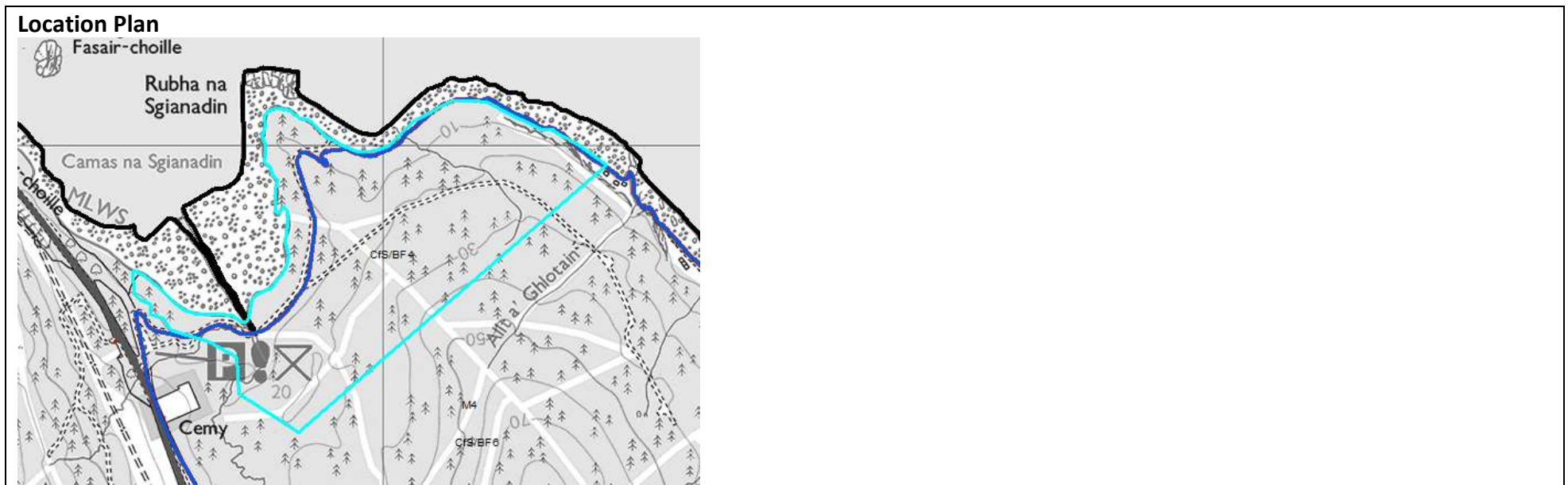
	and/or their setting?	location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will 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?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement: Broadford</b>		<b>GIS Site Ref: 90; 91; 670</b> <b>Pre-MIR Site Ref: CfS/BF4; CfS/BF6 WHILP/M4</b> <b>MIR Site Ref: BFM1</b>
<b>Site Name: North of Cnoc na Cachaille</b>	<b>OS Grid Ref: 162992, 825765</b>	<b>Site size (ha): 38.1 ha</b>
<b>Source of site suggestion: Forestry Commission; Highlands and Islands Enterprise</b>	<b>Site History (local plan and planning applications): Previously allocated with BFM2 and BFM3 as one site.</b>	
<b>Current Use: Woodland</b>	<b>Proposed Use: Recreation/Tourism; Mixed Use</b>	<b>MIR Status: Preferred for Mixed Use (Business, Community and Tourism)</b>



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Broadford baseline water body (200115) in “good” status.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely	Site >1500 metres from current settlement with no transit connections.	Phasing the development and providing a improved path network would	-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?	cause a significant increase in use of private car (Co2 emissions)	However, core path network runs into site.	help mitigate effects.	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?	0 Development unlikely to have high heat demand	Low impact tourism and community forest use unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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 also many small watercourses on site which may impact fluvial flood risk.	A FRA may be required to assess impact of small watercourses and inform site layout	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	This is a large site with some relatively steep gradients, therefore depending on the proposed use of the site may be potential for surface water run	See above.	0 = Development of the site would have no impact on flood risk elsewhere



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			off to impact on adjacent areas.		
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 assessment may be necessary to determine if there are coastal erosion impacts		
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site >750m of Cuillins Special Protection Area		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest,	- 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	Site adjacent to Local Nature Conservation Interest (Broadford Bay)	Site design and layout should take into consideration the preservation of natural heritage features of Broadford Bay.	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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	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	Most of site is mature woodland	Site and proposed use may need to be assessed against the SG policy on the Control of Woodland Removal. Site may be subject to Compensatory Planting. A woodland management plan may be necessary.	- Development of site would result in minor loss of non designated interests
5d	To what extent will the proposal impact	- Protected Species present but licence not required due to	Mature woodland and adjacent coastal area	A wildlife survey may be necessary prior to	0 = Unlikely to be any impact on protected species due to nature,

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	protected species? e.g. bats, otters, red squirrel and badgers	ability to mitigate	may be habitat for protected species	development.	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 negatively affect wildlife access to coastal areas if tourism use fragments forest.	Wildlife corridors should be preserved.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site gradually sloping but majority not south facing.		

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

	Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Private access road only with connection to A87 Trunk Road	Road on site may need to be upgraded	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	Existing private access track to site is from A87 Trunk Road, track may be gated	Access may need to be upgraded.	- 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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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	Tourism use may not require a connection depending on scale and type of development.		X – the site use proposed may not require a connection
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions is 74.	Site may not require a connection.	X - the site use proposed may 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	Site intended for long term expansion of Cnoc na Cachaille development.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development could create some tourism related jobs.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	employment opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Potential to enhance and expand green network, and link with Cnoc na Cachaille development.		
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	See above		
<b>Waste and Natural Resources</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Entire site is greenfield. Only a small section of site likely to be impacted		
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	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Some of the site has been identified as containing peatland	A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 adjacent to The Cuillin Hills National Scenic Areas	Careful layout, siting and design could reduce the impact on NSA	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features</b>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of	May affect views over open water	Careful layout, siting and design could reduce the impact	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape

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	<p><b>and key landscape interests</b></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>	landscape interest			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>-- 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 and density</p>	<p>Development would appear isolated in the landscape and not part of the settlement of Broadford due to distance from main settlement.</p>	<p>Phasing the development after proposed sites BFM3 and BFM2 may mitigate impact</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 would be visually intrusive in wider general scenery</p>	<p>Could be out of character with surrounding land depending on scale and type of tourism</p>	<p>Careful site layout and design to reflect woodland and coastal setting of site.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>

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			and business use		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Strath Cemetery and former Allt a' Ghlotain monument located on or near site.		
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			

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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?	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 SKYE

<b>Settlement: Broadford</b>		<b>GIS Site Ref: 91; 670</b> <b>Pre-MIR Site Ref: CfS/BF6; WHILP/M4</b> <b>MIR Site Ref: BFM2</b>
<b>Site Name: Cnoc na Cachaille</b>	<b>OS Grid Ref: 163267 825235</b>	<b>Site size (ha): ~176 ha</b>
<b>Source of site suggestion: Highlands and Islands Enterprise</b>	<b>Site History (local plan and planning applications): Previously allocated with BFM1 and BFM3 as one site.</b>	
<b>Current Use: Forest</b>	<b>Proposed Use: Mixed Use</b>	<b>MIR Status: Preferred for Mixed Use (Community and Tourism)</b>

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Broadford baseline water body (200115) in “good” status.		
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	Site outside of settlement boundaries with no transit	Providing an improved path network would help	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

**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?	a minor increase in the use of private car (Co2 emissions)	connections. However, core path network runs into site.	mitigate effects.	negative impact on emissions 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?	0 Development unlikely to have high heat demand	Low impact tourism and community forest use unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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 also many small watercourses on site which may impact fluvial flood risk.	A FRA may be required to assess impact of small watercourses and inform site layout	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	This is a large site with some relatively steep gradients, therefore depending on the proposed use of the site may be potential for surface water run off to impact on adjacent areas.	See above.	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 close to coast but not thought to affect or be affected by coastal erosion	Further assessment may be necessary to determine if there are coastal erosion impacts		
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site near Cuillins Special Protection Area but not expected to negatively impact 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	- 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	Site adjacent to Local Nature Conservation Interest (Broadford Bay)	Site design and layout should take into consideration the preservation of natural heritage features of Broadford Bay.	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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	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	Most of site is mature woodland	Site and proposed use may need to be assessed against the SG policy on the Control of Woodland Removal. Site may be subject to Compensatory Planting. A woodland management plan may be necessary.	+ Proposal will enhance non-designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red	- Protected Species present but licence not required due to ability to mitigate	Mature woodland and adjacent coastal area may be habitat for protected species	A wildlife survey may be necessary prior to development.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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	squirrel and badgers				
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 negatively affect wildlife access to coastal areas if tourism use fragments forest.	Wildlife corridors should be preserved.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 gradually sloping but majority not south facing.		

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Current road network on site connected to forestry use	Road on site may need to be upgraded	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	Access from A87 Trunk Road necessary.	Consultation may be necessary with appropriate transport authority.	- 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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site near WWTW - CAR/L/1001616 + sludge treatment WML/N/0220015		
9b	What level of work would be required to	- No connection to the water	Tourism use may not require a connection		X – the site use proposed may not

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	connect to a public water supply and waste drainage system?	and/or waste water network	depending on scale and type of development.		require a connection
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions is 74.	Site may not require a connection.	X - the site use proposed may 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	Site already allocated in previous plan. Access may be serious constraint		
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 could create some tourism and forestry related jobs.		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	++ Proposal would have significant positive impact on quantity and/or quality of green space	Will increase availability and access to open space for Broadford residents		
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 green network, and link with other nearby developments.		
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	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Entire site is greenfield. Only a small section of site likely to be impacted		
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	Some of the site has been identified as containing peatland	A peat management plan may be required.	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?	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 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	WWTW - CAR/L/1001616 + sludge treatment WML/N/0220015 nearby. No expected impact.		
13c	For potential suitable sites for waste management activities (Includes allocations for	0= Site is not potentially suitable site for waste management activities			



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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 adjacent to The Cuillin Hills National Scenic Areas	Careful layout, siting and design could reduce the impact on NSA	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape</b>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	May affect views over open water	Careful layout, siting and design could reduce the impact	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest

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	<p><b>interests</b></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>				
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</p>	<p>Site may appear isolated in the landscape if substantial tourism related development occurs</p>	<p>Phasing the development after proposed site BFM3 would mitigate impact. Development should occur adjacent to settlement boundary.</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>Could be out of character with surrounding land depending on scale</p>	<p>Careful site layout and design to reflect woodland and coastal setting of site.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>

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			and type of tourism use.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Strath Cemetery and former Allt a' Ghlotain monument located on or near site.	Ensure cemetery is protected	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			

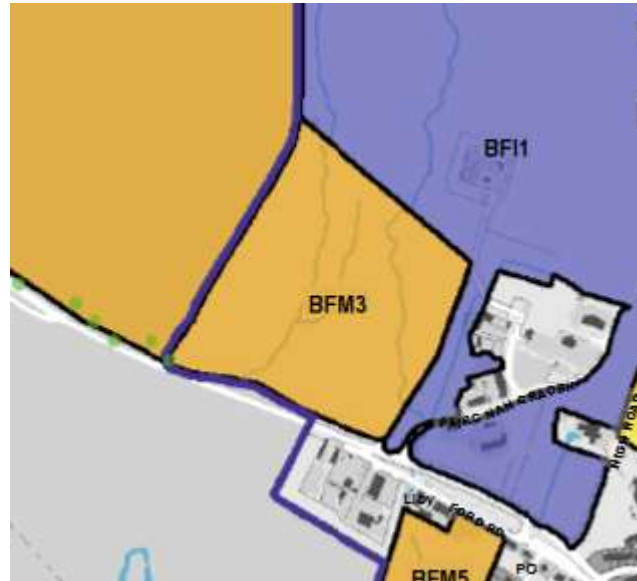
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To 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 SKYE

Settlement: Broadford		GIS Site Ref: 91; 670 Pre-MIR Site Ref: CfS/BF6; WHILP/M4 MIR Site Ref: BFM3
Site Name: South of Cnoc na Cachaille	OS Grid Ref: 163645 823980	Site size (ha): ~7.3
Source of site suggestion: Highlands and Islands Enterprise	Site History (local plan and planning applications): 14/04434/FUL Previously allocated with BFM1 & BFM2 as one site. Live planning permission for the formation of a campsite, campervan park, allotments, evens space and attendant access roads, buildings and associated services.	
Current Use: Forest	Proposed Use: Mixed Use	MIR Status: Preferred for Mixed Use (Business, Community and Tourism)

### Location Plan



Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public	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	Site is within settlement boundaries and close to Core Path network		

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	transport? What will the proposals impact on carbon emissions?	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	Low impact tourism and community forest use unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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 also many small watercourses on site which may impact fluvial flood risk.	A FRA may be required to assess impact of small watercourses and inform site layout	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	This is a large site with some relatively steep gradients, therefore depending on the proposed use of the site may be potential for surface water run off to impact on adjacent areas.	See above.	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will	0 = Proposal is close to coast but	Further assessment		



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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 necessary to determine if there are coastal erosion impacts		
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site near Cuillins Special Protection Area but not expected to negatively impact 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	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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	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	A small component of the site contains mature woodland, and the site is surrounded by mature woodland.	Site and proposed use may need to be assessed against the SG policy on the Control of Woodland Removal. Site may be subject to Compensatory Planting. A woodland management plan may be necessary as part of the overall development with BFM1 and BFM2.	- Development of site would result in minor loss of non 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	Mature woodland and adjacent coastal area may be habitat for protected species	A wildlife survey may be necessary prior to development.	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	Proposal could negatively affect wildlife access to coastal areas if tourism use fragments forest.	Wildlife corridors should be preserved.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 gradually sloping but majority not south facing.		

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	May cause increase of traffic on local roads. Further assessment may be necessary.	Road upgrading may be necessary.	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	Planning permission granted for access road		
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.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site near WWTW - CAR/L/1001616 + sludge treatment WML/N/0220015		
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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions is 74.		
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	Live planning permission on site.		
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 could create some tourism and forestry related jobs.		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	++ Proposal would have significant positive impact on quantity and/or quality of green space	Will increase availability and access to open space for Broadford residents		
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 green network, and link with other nearby developments.		
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	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Entire site is greenfield. Only a section of site likely to be impacted		
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	Some of the site has been identified as containing peatland	A peat management plan may be required.	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?	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 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	WWTW - CAR/L/1001616 + sludge treatment WML/N/0220015 nearby. No expected impact.		
13c	For potential suitable sites for waste management activities (Includes allocations for	0= Site is not potentially suitable site for waste management activities			



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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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 adjacent to The Cuillin Hills National Scenic Areas	Careful layout, siting and design could reduce the impact on NSA	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<b>Non designated landscape features and key landscape</b>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	May affect views over open water	Careful layout, siting and design could reduce the impact	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest

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	<p><b>interests</b></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>				
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</p>	<p>Site may appear isolated in the landscape if substantial tourism related development occurs</p>	<p>Phasing the development after proposed site BFM3 would mitigate impact. Development should occur adjacent to settlement boundary.</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>Could be out of character with surrounding land depending on scale</p>	<p>Careful site layout and design to reflect woodland and coastal setting of site.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>

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			and type of tourism use.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

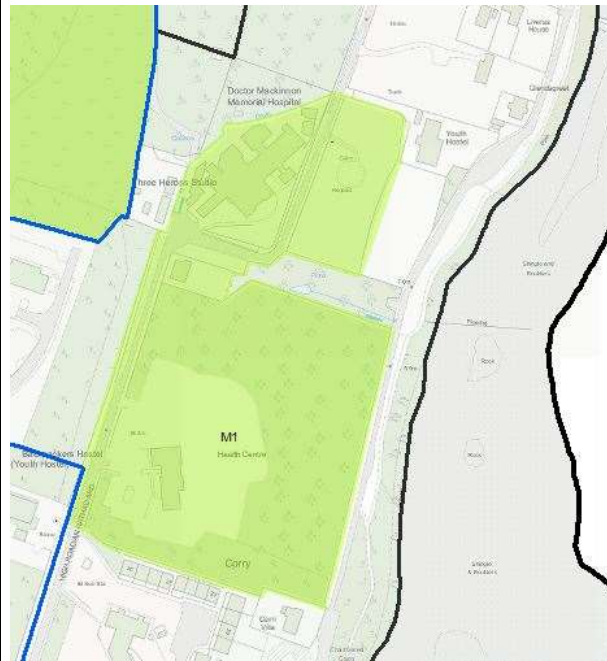
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	Garden and Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal 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 SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 669 <b>Pre-MIR Site Ref:</b> M1 <b>MIR Site Ref:</b> BFM4; BFC1
<b>Site Name:</b> BFM4 Existing Hospital Site; BFC1 Land Adjoining Health Centre	<b>OS Grid Ref:</b> 164, 138; 823, 965	<b>Site size (ha):</b> 4
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> 10/03029/FUL-NHS Highland- New Medical Centre.	
<b>Current Use:</b> Health centre and existing Hospital	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred for Mixed Use and Community.

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Broadford Bay lies adjacent to the site. This water body is however baseline and of good status.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No changes to the water environment will be proposed		

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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	as part of the sites 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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is located approx. 400m from the main village		

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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	centre. A core path exists to the north and the east of the site. The site is also adjacent a public transport route to the west.		
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 nature of the proposed development is likely to have a high heat demand. Industrial sites which lie within close proximity to the site could provide an opportunity for connection to the heat network as a source.	Require further investigation into heat network opportunities.	
3a	<b>Flood Risk</b> 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 not identified as being at risk of flooding however it lies within close proximity to the coastal flood risk zone.	FRA may be required to assess if site is at risk of coastal flooding.	
3b	Could development of the site impact	0 = Development of the site would have no impact on flood			



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

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	<b>Regulations Appraisal is likely be required</b>				
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	Broadford Bay is an area of Local Nature Conservation Interest.  The Rubh'an Eireannaich GCR site and SSSI is located 500m 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	- Development of site would result in minor loss of non designated interests	Boundary trees exist to the South.	Retain trees to the south.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	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	Boundary trees and close to the coast may mean this site provides a habitat for many protected species.	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	See 5b. The GCR site is located some distance from the site.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- Proposal may 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 enhancement of a green network.	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat

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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The majority of the site is south facing with an attractive outlook.		
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	Likely to need upgraded access road for better turning and circulation required.		
8	Education  Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to	The current roll for Portree High School is at 56% capacity. This is set to increase slowly		

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	school and secondary school?	sustain school/s	to 60% by 2028/29. The current roll for Broadford Primary School is at 51% and is set to steadily increase to 64% 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	The site lies adjacent to an industrial use allocation. Access needs to be improved. An overhead electricity line runs adjacent to the site which provides easy opportunity for servicing.		
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	- Insufficient capacity at local STW and/or WTW, no	WTW spare capacity is 40 units, and 74 units	Improved infrastructure	

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	programmed improvement but feasible to improve and connect 0 – WTW and STW have sufficient spare capacity to accommodate development	per 10 year completions estimate. WWTW has 545 units spare capacity.	provision may be required.	
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	Interest in this site has the new hospital site.		
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			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space		Integration of open space in accordance with the Councils SG.  Integration of green network.	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			
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 active travel connections from the village centre.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	++ Significant/large scale redevelopment of brownfield land	If the hospital site moves location at BFM4 then this land would be surplus and available to be		

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			developed as brownfield.		
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 Hospital (Our Ref: SL-MED-1001 centred at NGR 164136: 824098) lies within the area of interest therefore should there be no material change of use then we would recommend an Informative. Should the site be developed then we may request further information through a written site history.	Informative	
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Limited capacity for new 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	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Detailed proposals unknown at this stage.		



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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?	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3 therefore the site is not located on good quality agricultural soils. 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 vicinity of a waste management site	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	and could it 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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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?	- Proposal may be visually intrusive in wider general scenery	Due to its location on the hillside is visible from long distance views.	High quality design.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER sites within close proximity of the 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	C listed building located within close proximity 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			

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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)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP	There is an unnamed water body running through the site. This waterbody is non-baseline.	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is located approx. 400m from the village centre.	Enhance active travel connections to the	

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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	There is a public transport network located directly adjacent to the site to the North.	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 and is close to planned source of heat supply			
3a	<b>Flood Risk</b> 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	Part of the site is at risk of fluvial/coastal flooding.	FRA required to assess flood extent and inform developable area	
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will	0 = Unlikely to be any impact on			

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	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	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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	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 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		Integration of open space and enhancement of the green network.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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?	+ + Sheltered by topography and vegetation, south facing, gradual slope			
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 may be required.		
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	The current roll for Portree High School is at 56% capacity. This is set to increase slowly to 60% by 2028/29.  The current roll for Broadford Primary School is at 51% and is		

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			set to steadily increase to 64% 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	GWDTE and peat are likely to be a limiting factor to development. Overhead electricity lines run through 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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 40 units, and 74 units per 10 year completions estimate.  WWTW has 545 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)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Existing local plan allocation. However, there has been limited developer interest.  Opportunity to improve frontage onto the A87.		
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			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space		Requirement for open space as specified in the Council's Open Space SG.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal	+ Improves/enhances green network connectivity, or key			



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	contribute to greater connectivity of open space?	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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	- Small scale use of greenfield			

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	greenfield land?	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 shown on GIS spatial mapping however SEPA comments indicate that the site has potential to affect peat land.		
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. There is no evidence of land being in crofting tenure.		
13a	Will the proposal help meet the Zero	- Could cause an increased		Provide recycling	

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	Waste Plan targets?	amount of waste going to landfill		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 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 site for waste management activities			

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	Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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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			
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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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?	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)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP  0= Development is unlikely to have any effects on the status any water bodies	BFM6- Unnamed non-watercourse lies within or is adjacent to the site.  BFM8- No watercourses within or adjacent to the site.	Provide 6m buffer to watercourses.	
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	Public transport links/bus stop exists to	Ensure permeability of active travel links	

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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)	the north of the site.	into 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 layout should be consistent with the surrounding pattern of development and therefore will be rather concentrated housing, suitable to connect to a heat network. Potential heat source at the BFI1 site.	Future heat source options should be considered.	
3a	<b>Flood Risk</b> 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	The site is outwith the medium likelihood flood extent of the SEPA flood map, however there are small watercourses	Buffer zone should remove the need for FRA.	

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			adjacent to the site boundary.		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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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	<b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	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 wildlife corridors be affected by the	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?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Additional access routes required into the site.	

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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>The current roll for Portree High School is at 56% capacity. This is set to increase slowly to 60% by 2028/29.</p> <p>The current roll for Broadford Primary School is at 51% and is set to steadily increase to 64% 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 traverse the site, at BFM8. However, this infrastructure may mean site can be easily serviced.</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)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	<p>WTW spare capacity is 40 units, and 74 units per 10 year completions estimate.</p> <p>WWTW has 545 units spare capacity.</p>		
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	Existing local plan allocation, however there is lacking developer interest.		
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			

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Currently vacant grassland however it is not considered quality or useable open space.	Requirement for open space as specified in the Council's Open Space SG.	+ 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			
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		Integrate active travel connections throughout the site.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land	0 = Will not affect brownfield land due to the nature, scale or			

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	present onsite?	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		BFM6- Request Further information BFM8- No issues	
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 carbon rich soils exist adjacent to the south-east corner of BFM8 site.	Potential need to setback development from peat land.	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	LCA= 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			
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			

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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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			

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15a	<p><b>Non designated landscape features and key landscape interests</b></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>			
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>?? = Unknown</p>		<p>Conform with existing settlement pattern, scale and density.</p>	
15c	<p>To what extent will the proposal be</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or</p>		<p>Ensure similar scale to existing buildings.</p>	

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	visually intrusive?	location of proposal			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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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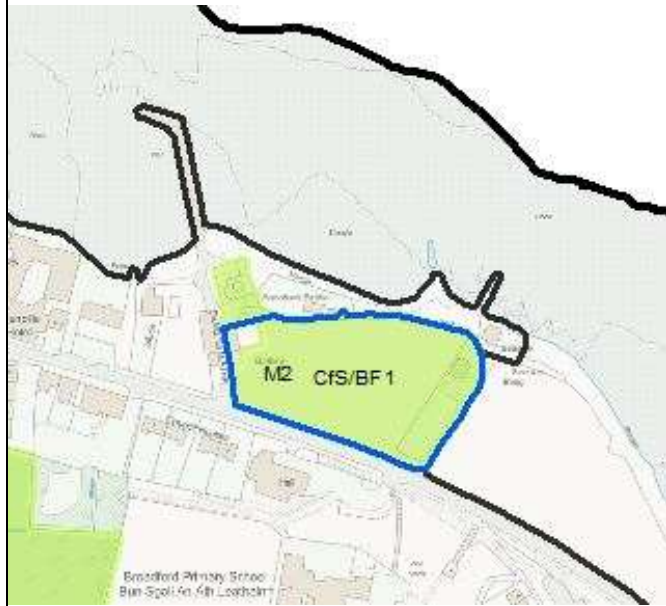
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic 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 SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 677 <b>Pre-MIR Site Ref:</b> LP M2; Cfs BF1 <b>MIR Site Ref:</b> BFM7
<b>Site Name:</b> North of Village Hall	<b>OS Grid Ref:</b> 164,650; 823,438	<b>Site size (ha):</b> 0.7
<b>Source of site suggestion:</b> Richard Heggie- Urban Animation	<b>Site History (local plan and planning applications):</b> No history of planning applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Preferred for Mixed Use (business, housing, retail and tourism)

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Public transport links/bus stop exists to the south of the site.	Ensure permeability of active travel links into the site.	

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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 likely to be fairly low density.		
3a	<b>Flood Risk</b> 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	The site is adjacent to a coastal flood risk zone and record of high tides has been seen to cause a problem.	FRA may be required to assess if site is at risk of coastal 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>required</b>				
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 = 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	Site is adjacent to the coast.		
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			
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Additional access routes into the site may be required. Road access may require upgrading.	
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	The current roll for Portree High School is at 56% capacity. This is set to increase slowly to 60% by 2028/29.  The current roll for		



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			Broadford Primary School is at 51% and is set to steadily increase to 64% 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 south. However, this may mean the servicing of the site is more feasible.		
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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect 0 – WTW and STW have	WTW spare capacity is 40 units, and 74 units per 10 year completions estimate. WWTW has 545 units		

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		sufficient spare capacity to accommodate development	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)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Existing local plan allocation, access constraints must be considered.		
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	Opportunity for small scale independent businesses and tourist enterprises.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open	0 = Unlikely to have any impact on existing open space due to nature, scale or location of		Requirement for open space as specified in the Council's Open	+ Proposal would have minor positive impact on the quality and/or quantity of existing open

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	space?	proposal		Space SG.	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			
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		Potential to Integrate active travel connections throughout the site.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	- 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	Class 2 carbon rich soils exist adjacent to the south-east corner of BFM8 site.	Potential need to setback development from peat land.	X = Site not thought to be on carbon rich soils
12b	For greenfield sites to what extent does the proposal directly	0= Site is not on high quality agricultural soils or croft land	LCA= 5.3. There is no evidence of the site being in crofting		

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	affect good quality agricultural soils or locally important croft land?		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 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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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 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 ?? = Unknown		Conform with existing settlement pattern, scale 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		Ensure similar scale to existing buildings.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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 would have a minor negative impact on a listed building and/or its wider setting	Building to the west of historic interest and should be retained. Listed limeclin outwith the boundary to the north - setting issues considered, or ideally included within the proposed area and enhanced to benefit tourism potential. Archaeological evaluation recommended on remaining undeveloped land.		



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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	Opportunity to enhance historic assets and setting of listed buildings within this area.	High quality design and sensitive siting.	



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<p><b>Photographs (if available)</b></p>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>Waterbodies on site non-baseline.</p>		

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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)	Proposal is at edge of settlement, however core paths run adjacent to site and there are nearby transits connections.		
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	Industrial use likely to have high heat demand. Air Source Heat pump in operation near Harrapool, producing 1MW+ of heat		
3a	<b>Flood Risk</b> 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 small watercourses going through the site, increasing the risk of fluvial flooding.	Depending on site layout either a buffer or a FRA may be required.	0 = Requirement for a Flood Risk Assessment and/or buffer and no built development in the functional flood plain will address flood risk

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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	This is a large site on a slope depending on the use of the site there is the potential for surface water run off to impact on adjacent areas	See above. Drainage requirements may be necessary.	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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	Designated areas nearby but no expected impact as a result of development.		
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	Site and proposed use needs to be assessed against the SG policy on the Control of Woodland Removal.	Site may require Compensatory Planting	- Development of site would result in minor loss of non designated interests

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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	Protected species may be present on site due to the presence of mature woodland.	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 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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			



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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Almost all of site is south facing and gently sloped		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Issues with Road adoption may be a problem as a section was built without RCC and would need to be brought up to standard.	Further assessment may be needed regarding impact on road network for industrial and business uses.	- 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	No existing direct public access to site	See above.	0 = Proposal in close proximity to utilise existing connections and access

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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.)	And/or significant “bad neighbour” constraints within or in very close proximity to the site	WWTW - CAR/L/1001616 + sludge treatment WML/N/0220015 on site. 11kV overhead lines bisect site.	Careful site layout and appropriate surrounding uses may mitigate impact	- 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	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	545 Housing Units of STW capacity, but only 40 Housing units of water capacity. 10	A larger scale industrial or business development may encourage Scotland	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing

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	Sewerage Treatment Works (STW)		years completion estimate is 74, exceeding capacity.	water to upgrade current WTW	properties with a net benefit to the water environment
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	Some minor constraints such as access, roads, woodland, and WTW, but Highlands and Islands Enterprise have already come to the pre-app stage with development.		
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	Could create significant creation of jobs, especially considering the proximity to new hospital site.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Could result in the loss of some greenspace.		

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	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	Proposed area does not impact 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	Potential to expand core path network to connect hospital with Cnoc na Cachaille community forest area.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	- Potentially contaminated land or small amount of contaminated soil identified on	A waste water treatment plant lies within the area of interest (Our Ref: SL-	If this area were to be redeveloped, a site investigation would be required.	+ Could remediate minor contamination or small scale contamination onsite

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	and if so, will the proposal reduce contamination?	site	SEW-1004 centred at NGR 163856: 824221)	Development outwith this area would not require further information.	
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site 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			
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 has identified some of the site as containing peat.	A peat management plan may be required.	0=Scale or type of proposal unlikely to effect on soil or croft land
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 6.3 or 5.3 and not located on croft land		

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	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.	Industrial and business use could result in a significant increase in waste depending on the scale and type of development.	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	Sludge treatment located on site	No expected impact due to industrial use	0=Not applicable
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution	+ Proposal is generally located close to waste producers	Site may be appropriate for further waste management activities and is located relatively close to waste producers.		

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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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Views over open water nearby but no expected impact		

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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?	+ 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	Development at edge of current settlement but proposal could help consolidate Corry and hospital site with the larger community of Broadford.		
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	Existing industrial estate in centre of development, development not expected to be out of character with existing use of area.		
<b>Cultural Heritage</b>					



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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Corry Chambered Cairn reported on site. No comments from Historic Environment regarding impacts.		
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		Any archaeological finds must be recorded and reported.	
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			

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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?	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 SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 668 <b>Pre-MIR Site Ref:</b> C2 <b>MIR Site Ref:</b> BFC2
<b>Site Name:</b> Ashaig Cemetery	<b>OS Grid Ref:</b> 168, 665; 824, 144	<b>Site size (ha):</b> 0.5
<b>Source of site suggestion:</b> Existing local plan allocation	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Cemetery	<b>Proposed Use:</b> Community	<b>MIR Status:</b> Preferred for Community

### Location Plan



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

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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	travel and public 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?	0 Development unlikely to have high heat demand			
3a	<b>Flood Risk</b> 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will	0 = Unlikely to be any impact on	The Ob Lusa to		

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	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	national or local natural heritage sites due to nature, scale or location of proposal	Ardnish SSSI is located approx. 400m 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 individual trees of high nature conservation or	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			



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	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	Nature of development is unlikely to affect the protected species present on 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	Ob Lusa to Ardnish Coast GCR is located to the North 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?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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			
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			
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	The current roll for Portree High School is at 56% capacity. This is set to increase slowly to 60% by 2028/29.  The current roll for Broadford Primary School is at 51% and is set to steadily increase to 64% by 2028/29.		

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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	Ground conditions unknown and therefore the site boundary may vary.	Alter boundary to comply with land on the best ground conditions.	
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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have sufficient spare capacity to accommodate development	WTW spare capacity is 40 units, and 74 units per 10 year completions estimate.  WWTW has 545 units spare capacity.		
9d	Is the site likely to be delivered within the LDP timeframe? (this	0 = The site is free from major constraints and therefore likely to be capable of being delivered			

**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)	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			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 currently not viewed as quality usable 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			

**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 opportunity to link to the existing path network to reach a limited number of services and facilities		Opportunity to integrate active travel connections.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Will not affect vacant			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	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 therefore the site is not on good quality agricultural land and there is no evidence of the site 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	0 = No waste management sites			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	0 = Due to scale, nature or location proposal will have a very minimal impact on the			



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Cill Ashik HER monument and point is located close to the site.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		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 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,			

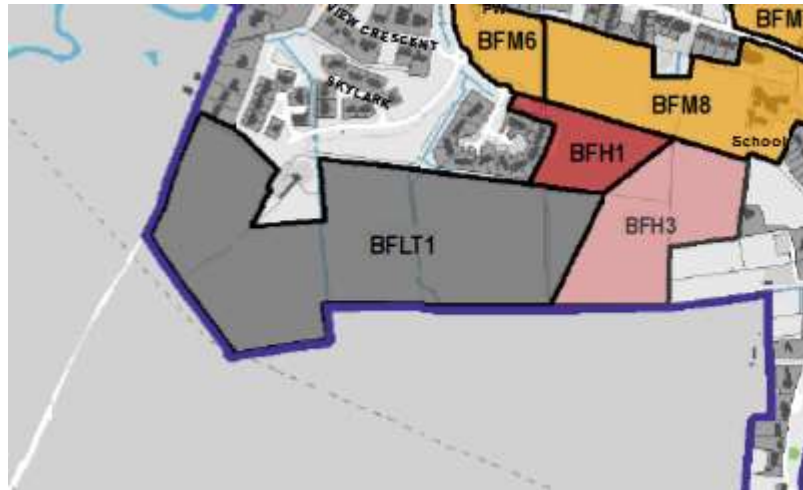
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	any World Heritage Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = 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 SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 17 <b>Pre-MIR Site Ref:</b> WHIDP/BFH1 <b>MIR Site Ref:</b> BFLT1
<b>Site Name:</b> Glen Road (west)	<b>OS Grid Ref:</b> 164,392 823,257	<b>Site size (ha):</b> ~9.8
<b>Source of site suggestion:</b> Adopted local plan site	<b>Site History (local plan and planning applications):</b> 06/00479/FULSL past planning permission for the erection of 15 houses, closed	
<b>Current Use:</b> Greenfield	<b>Proposed Use:</b> Long Term Housing	<b>MIR Status:</b> Preferred for Long Term Housing

### Location Plan



### Photographs (if available)

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

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Watercourse on site is non-baseline		
1b	Will the proposal result in a direct physical impact on the water environment or	0= Development is unlikely to have any effects on the water environment			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site is close to transit links as well as core amenities in the settlement centre.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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 residential development unlikely to have high heat demand		
3a	<b>Flood Risk</b> 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 multiple small watercourses going through the site and along the boundary of the larger original site.	FRA may be required to assess the impact of these and inform site layout. Well marked on OS map may indicate potential shallow watertable. Any surface water and ground water could be dealt with through drainage arrangements and included in a drainage master plan for the large site. Watercourses should have 6m buffer	0 = Requirement for buffer around small watercourse will address flood risk
3b	Could development	- Development of the site could		Further assessment	0 = Development of the site

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	of the site impact the risk of flooding elsewhere?	result in a small increased risk of flooding elsewhere		needed to evaluate impacts. Mitigation should resolve potential issues.	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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part</b>	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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	<b>of the Habitats Regulations Appraisal is likely be required</b>				
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			

**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	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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 exposed.	Shelter trees may allow for better solar gain and serve as windbreak.	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			
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	Portree Secondary forecast to peak at 62%, Broadford primary to peak at 64%.		

**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	Overhead electricity lines bisect site at several locations. May make site less attractive for developers.	Careful site design or other mitigation measures may help resolve issue.	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)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions is 74.	Developer contribution could help encourage expansion in water treatment.	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Short-term housing needs should be met by other sites.	Site allocated for long term housing	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	constraints: ownership; physical, contamination, deficit funding or infrastructure)				
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 temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site currently used for recreation amenity.	Publicly 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	Central location close to amenities		

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

	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	See 10b		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	A Refuse Heap (Our Ref: 15-WDS-2001) centred offsite at NGR 164016: 823238 lies within 250m of the site	A written site history may be required to determine the exact age of the refuse heap (year when operations ceased) along with nature of material deposited.	?? = Unknown
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site is greenfield.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands		Careful site mitigation should mitigate disturbance. The submission of a Peat Management Plan may be required.	-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?	0= Site is not on high quality agricultural soils or croft land	Site rated as 6.3 and 5.3. Small area rated 2 by Soil Scotland.		
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 residential waste	Provide recycling facilities on site	- Will cause an increased amount of waste going to landfill

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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			
<b>Landscape</b>					



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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	+ Well connected/ appears to	Site is centrally		

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

	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	located in a residential area.		
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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Monument located south of site, may not have impact		
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			

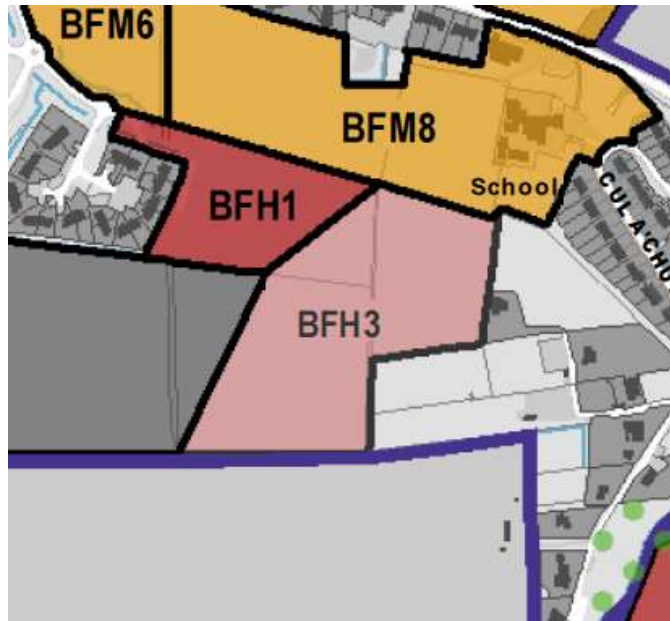
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale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

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 17; 88; 673 <b>Pre-MIR Site Ref:</b> WHIDP/BFH1; WHIDP/AH1; Cfs/BF2 <b>MIR Site Ref:</b> BFH3
<b>Site Name:</b> Blackpark	<b>OS Grid Ref:</b> 164,519 823,211	<b>Site size (ha):</b> ~3.1
<b>Source of site suggestion:</b> Adopted local plan sites and Fearann Eilean Iarmain	<b>Site History (local plan and planning applications):</b> 06/00479/FULSL past planning permission for the erection of 15 houses, closed	
<b>Current Use:</b> Greenfield & Crofting Interests	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non Preferred for Housing

**Location Plan**



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Watercourse on site is non-baseline		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	Site is close to transit links as well as core amenities in the		

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

	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	settlement centre.		
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 residential development unlikely to have high heat demand		
3a	<b>Flood Risk</b> 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?	- Development of the site could result in a small increased risk of flooding elsewhere		Further assessment needed to evaluate impacts. Mitigation should resolve potential issues.	0 = Development of the site would have no impact on flood risk elsewhere



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

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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will	0 = Unlikely to be any impact on			

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

	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	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	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 SKYE**

	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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does	- Minor exposed site with	Site fairly flat and	Shelter trees may	0 = Partially sheltered sited by

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

	the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	minimal shelter from topography or vegetation. North west facing slope or flat site	exposed.	allow for better solar gain and serve as windbreak.	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			
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	Portree Secondary forecast to peak at 62%, Broadford primary to peak at 64%.		
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 bisect site in southern portion. May make site less attractive for developers.	Careful site design or other mitigation measures may help resolve issue.	0=proposal is unlikely to be affected by physical or bad neighbour constraints

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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	May be issues with comprehensive servicing.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Current spare water capacity is 40 housing units. Expected 10 year completions are 74.	Developer contribution could help encourage expansion in water treatment.	+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
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	Servicing constraints and sufficient capacity in other possible housing developments at a more advanced 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	Likely to result in temporary construction jobs		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Site currently used for recreation amenity, could restrict access.	Publicly 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 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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 <b>soils</b>	- Potentially contaminated land or small amount of	A Refuse Heap (Our Ref: 15-WDS-2001)	A written site history may be required to	?? = Unknown

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	issues on the site and if so, will the proposal reduce contamination?	contaminated soil identified on site	centred offsite at NGR 164016: 823238 lies within 250m of the site	determine the exact age of the refuse heap (year when operations ceased) along with nature of material deposited.	
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 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		Careful site mitigation should mitigate disturbance. The submission of a Peat Management Plan may be required.	-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	--Could cause a very significant loss of good agricultural land or locally important croft land	More than half of site on ICAS claimed croft land. Site rated as 6.3 and 5.3. Most of area rated 2 by Soil		--Could cause a very significant loss of good agricultural land or locally important croft land

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	croft land?		Scotland.		
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 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 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 site for waste management activities			



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></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><b>Non designated landscape features and key landscape interests</b></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	+ Well connected/ appears to round off settlement, currently accessible with scope for further	Site is centrally located in a residential area.		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any <b>scheduled monuments</b> 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 <b>archaeological sites</b> ?	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 <b>setting</b> ?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect	0 = Will not impact any conservation areas due to			

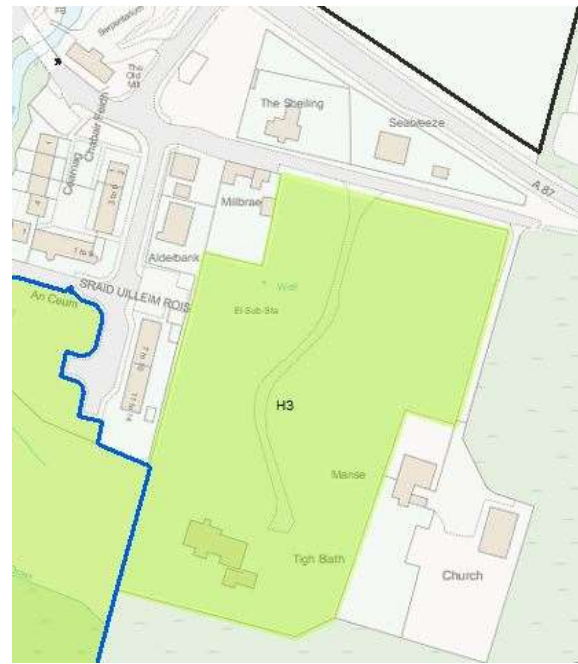
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	any Conservation Areas?	nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory <a href="#">Garden and Designed Landscape</a> ?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any <a href="#">Inventory Historic Battlefield</a> ?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any <a href="#">World Heritage Sites</a> ? (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 <a href="#">opportunity to improve access</a> 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 SKYE

<b>Settlement:</b> Broadford		<b>GIS Site Ref:</b> 680 <b>Pre-MIR Site Ref:</b> LP- H3 <b>MIR Site Ref:</b> BFH4
<b>Site Name:</b> East of Caberfeidh	<b>OS Grid Ref:</b> 164,926; 823,060	<b>Site size (ha):</b> 1.5
<b>Source of site suggestion:</b> Existing Local Plan allocation	<b>Site History (local plan and planning applications):</b> 10/01858/PIP- Mr Angus Macleod- Erection of House- Permitted. 09/00273/ARGSL Agricultural Building.	
<b>Current Use:</b> Manse/ Agricultural land/croft land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

**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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Public transport route and bus stop located to the North of the	Encourage permeability of the site and integration of	+ Proposal is within close distance of facilities or presents a mixed use proposal which will enable a local scale positive impact on

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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.	active travel links.	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	Development is likely to be fairly low density to fit into the surrounding croft style layout of development. Therefore, there would be limited scope for connection to a heat network.  However, industrial sites within the village provide opportunity for a heat source in the future.		
3a	<b>Flood Risk</b> 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	Well is marked on OS map which may indicate potential shallow water table, DIA required.	DIA 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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	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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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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	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	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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Existing access track runs from the main road into the site.	Requirement for extension to existing access.	
8	Education  Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity	The current roll for Portree High School is at 56% capacity. This is		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	school and secondary school?	and development will help to sustain school/s	set to increase slowly to 60% by 2028/29.  The current roll for Broadford Primary School is at 51% and is set to steadily increase to 64% 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 lie adjacent to the site to the west and to the south east.		
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	- Insufficient capacity at local STW and/or WTW, no	WTW spare capacity is 40 units, and 74 units per 10 year		

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	(WTW) and Sewerage Treatment Works (STW)	programmed improvement but feasible to improve and connect 0 – WTW and STW have sufficient spare capacity to accommodate development	completions estimate. WWTW has 545 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	Existing local plan site. However, lacking developer interest. The site is partially developed by single housing plots, particularly for crofting use. Land may not be available to develop.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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		Integration of open space which meet the requirements set out 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 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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			X = Site not thought to be on carbon rich soils

**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?	-Could cause a minor loss of locally important croft land	LCA=5.3. and therefore is not considered good quality agricultural land. Crofting boundaries do not encroach upon the boundary of the site, based on GIS spatial mapping however crofting boundaries surround the site.	Further information of the tenure and ownership of the site is required.	
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Residential 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			



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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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15a	<p><b>Non designated landscape features and key landscape interests</b></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>			
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>			
15c	<p>To what extent will the proposal be</p>	<p>0 = Unlikely to be any visual</p>			

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	visually intrusive?	impact due to nature, scale or location of proposal			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER site located within the centre of this site.	Developer contribution could be required to further investigate these sites.	
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			

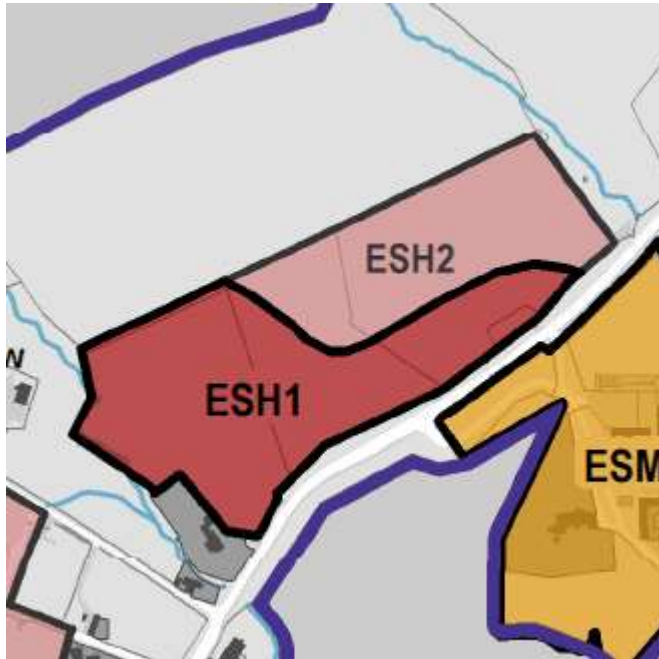
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal 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			

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> East Sleat Ferrindonald and Teangue		<b>GIS Site Ref:</b> 106; 594 <b>Pre-MIR Site Ref:</b> CfS/ES1; WHILP/H1 <b>MIR Site Ref:</b> ESH1; ESH2
<b>Site Name:</b> Manse Field; East Manse Field	<b>OS Grid Ref:</b> 166845, 809144	<b>Site size (ha):</b> 3.0; 2.1
<b>Source of site suggestion:</b> Fearann Eilean Iarmain	<b>Site History (local plan and planning applications):</b> Withdrawn application for the erection of 7 houses (06/00156/FULSL)	
<b>Current Use:</b> Greenfield	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> ESH1 Preferred for Residential. ESH2 Non-Preferred for Residential.

**Location Plan**



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

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<p><b>Photographs (if available)</b></p>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>No baseline waterbodies on site.</p>		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)  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	Proposal is within settlement boundaries but fair from transit connections or core paths.		
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 residential development.		
3a	<b>Flood Risk</b> 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 watercourse runs along site boundary	Due to gradient a buffer zone should remove need for FRA.	0 = Requirement for buffer around small watercourse will address flood risk
3b	Could development of the site impact	- Development of the site could result in a small increased risk of	Due to gradient of site there is the potential	Assess whether site drainage measures	0 = Development of the site would have no impact on flood



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the risk of flooding elsewhere?	flooding elsewhere	for surface water run off to impact on adjacent areas	would be appropriate	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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or			

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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			
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 significant trees within and adjacent to site.	Significant trees should be maintained if possible.	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	- Protected Species present but licence not required due to ability to mitigate	Potential for otters and bats in area.	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 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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a	+ + Sheltered by topography and vegetation, south facing, gradual	All of site gradually sloping and south		

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	sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	slope	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?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Current access from A851 road limited	Access may need to be upgraded	0 = Proposal in close proximity to utilise existing connections and access
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	Sleat primary school projected to peak at 72%. Portree Secondary projected to peak at 62%		
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	11kv overhead powerline transverses northwest corner of site, but not expected to negatively affect development.		

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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	Water connection on site, no waste water connection.		
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 91 spare 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)	0 = The site is free from major constraints and therefore likely to be capable of being 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create some temporary construction positions.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Publically accessible open space provision could be 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 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	0 = Proposal will have no impact on the existing path network due to nature, scale or location of			

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?	proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	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	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?	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 not croft land and rated 5.1 for agricultural importance.		
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 residential waste on site	Provide recycling facilities.	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	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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	management site and could it 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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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><b>Non designated landscape features and key landscape interests</b></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>	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Low density housing development would not be out of character with area.		

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	boundaries, existing townscape and character of surrounding area?				
15c	To what extent will the proposal be visually intrusive?	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view for ESH2</p> <p>- Proposal would be visually intrusive in wider general scenery for ESH1</p>	<p>Area on eastern side likely to be very disruptive due to steep gradient and prominent slope. Areas in the ESH1 section of site likely to have a lower impact on viewscape due to less prominent siting</p>	<p>Development in ESH1 can be further mitigated with appropriate siting and architectural design quality.</p>	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view for ESH2</p> <p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal for ESH1</p>
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 SKYE

<b>Settlement: Armadale (East Sleat)</b>		<b>GIS Site Ref: 108; 589</b> <b>Pre-MIR Site Ref: CfS/ES3; WHILP/C1</b> <b>MIR Site Ref: ESM1</b>
<b>Site Name: West of Youth Hostel</b>	<b>OS Grid Ref: 163779, 804059</b>	<b>Site size (ha): 0.68</b>
<b>Source of site suggestion: Fearann Eilean Iarmain</b>	<b>Site History (local plan and planning applications): 11/02428/FUL Creation of community gardening plots</b>	
<b>Current Use: Greenspace</b>	<b>Proposed Use: Community/Open Space/Residential</b>	<b>MIR Status: Preferred for Mixed Use (Community and Housing)</b>

### Location Plan



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

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	0= Development is unlikely to have any effects on the status any water bodies			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					



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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Proposal is in central location within settlement and adjacent to core path. Amenities in village are limited but there are limited transit connections at pier		
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	<b>Flood Risk</b> 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 of pluvial flood risk in southern portion of site.	Careful site design and site drainage should mitigate risk.	0 = Requirement for appropriate site design should 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			

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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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	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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	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	Some mature trees on site along with roadside landscaping	Retain existing trees to east and southern boundaries. Secure holdback. Maintain existing roadside landscaping planted as part of road improvement.	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, scale or location of proposal			

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	e.g. bats, otters, red squirrel and badgers				
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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	About 50% of site is south facing with a gradual slope		

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SEA – SITE ASSESSMENTS FOR SKYE**

	changes in level?				
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	May create issues with parking arrangements	Further information may be required to assess the impact on parking availability.	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	Access to site may be an issue	Further information and mitigation strategy may be required depending on scale and type of development.	0 = Proposal in close proximity to utilise existing connections and access
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	Sleat primary school projected to peak at 72%. Portree Secondary projected to peak at 62%		
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			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
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 91 spare housing units and STW has 45 spare 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)	+ 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	Site does not have any major constraints and planning permission for community use has already been granted.		
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	Could create some temporary construction jobs		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Community garden plots have already enhanced open space in community		
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Site 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			
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	0= Site is not on high quality	Site most likely not		



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	to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	agricultural soils or croft land	croft land. Rated 5.2 for agricultural capacity.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could cause an increase in residential or community use 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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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?	+ 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	Would make use of disused space and better connect current residential housing with youth hostel and Armadale Castle area		
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			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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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	Site adjacent to Armadale Castle Designated Landscape. No impacts expected.		
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 SKYE

<b>Settlement:</b> Sleat (Armadale)		<b>GIS Site Ref:</b> 591 <b>Pre-MIR Site Ref:</b> LP-M1; Cfs-ES2 <b>MIR Site Ref:</b> ESM2
<b>Site Name:</b> Between the Potteries	<b>OS Grid Ref:</b> 163,704; 803, 809	<b>Site size (ha):</b> 0.8
<b>Source of site suggestion:</b> FE1; Existing Local Plan Allocation	<b>Site History (local plan and planning applications):</b> 06/00142/FULSL- Co-Ruin Mhaoil Rubha- Erection of 12 houses, 2 flats, 2 shop/workshop units.	
<b>Current Use:</b> Business/Retail (Potteries)	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred Mixed Use (Business & Retail)

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 waterbody is located close to the site. This waterbody is baseline and of good status.  Presence of minor water bodies only - minimum buffer zones. Adjacent to coastal waterbody however direct physical unlikely to threaten status.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

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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)	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site is located within the central area of the village. A public transport route lies to		



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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)	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?	0 Development unlikely to have high heat demand			
3a	<b>Flood Risk</b> 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 eastern edge of the site lies within the coastal flood risk zone.  SEPA was consulted regarding a development on Pier Road, Armadale in 2007 (reference SL/2006/1395/1). We ask for a condition that finished floor		

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			levels must be above 5mAOD. In addition there was a culvert that caused occasional flooding and it was to be replaced with a new culvert. A FRA may be required to investigate whether these works have been done and were successful.		
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			
<b>Biodiversity, Flora and Fauna</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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	- Development of site would result in minor loss of non designated interests	Likely to OBJECT to any development in the area to the east. S75 Agreement is currently in place securing the management of the woodland along the edge of the bay in order to screen the existing development. There is outstanding felling and restocking still to be carried out and legal advice is to be sought in enforcing the S75.	Safeguard woodland to the east.	
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	Nature of the site as wooded and close to the coast, likely that protected species may exist. However, the site is already used as retail/business	Retain linkages to woodland.	

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			therefore further infill development is not likely to impact.		
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		Ensure connection to woodland/coastal area.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	+ + Sheltered by topography and vegetation, south facing, gradual slope	Most of the site (apart from eastern corner) has south facing aspect.		

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	Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	+ Proposal would not generate traffic or require a connection			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Limited space for additional parking/turning.		
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	Sleat Primary Schools current roll is 70% and this is forecast to slowly decrease to 67% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	An overhead electricity line runs through the site.  Potential coastal flood risk area at the eastern edge of the		

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	(e.g. quarry, wind farm, landfill site etc.)		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= 91 spare units capacity. With 20 for the 10 year completions. WWTW= 45 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	Existing local plan allocation with extant planning permission. No contamination issues. Potential to retain access to open space and wildlife corridors. Good infill site within the village centre. However,		

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			limited spare for turning/parking.		
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	Local, small scale employment opportunities.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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		Opportunity to ensure connections of the site to surrounding green network.	
10c	To what extent will the proposal facilitate active travel (walking and	+ Proposal provides opportunity to link to the existing path network to reach a limited			



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	cycling) comprising paths, cycle paths, coastal paths and rights of way?	number of services and facilities			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	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?	0= Site is not on high quality agricultural soils or croft land	LCA=5.2, therefore the site is not located on good quality agricultural land. 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			
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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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 accommodate it? Such as current	++ 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			

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	settlement boundaries, existing townscape and character of surrounding area?	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 lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Infill opportunity on the frontage of a tourist route and enhances the character of the village centre.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	HER site exists within the centre of the site.	Potential requirement for further investigation of this designation.	

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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?	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,			

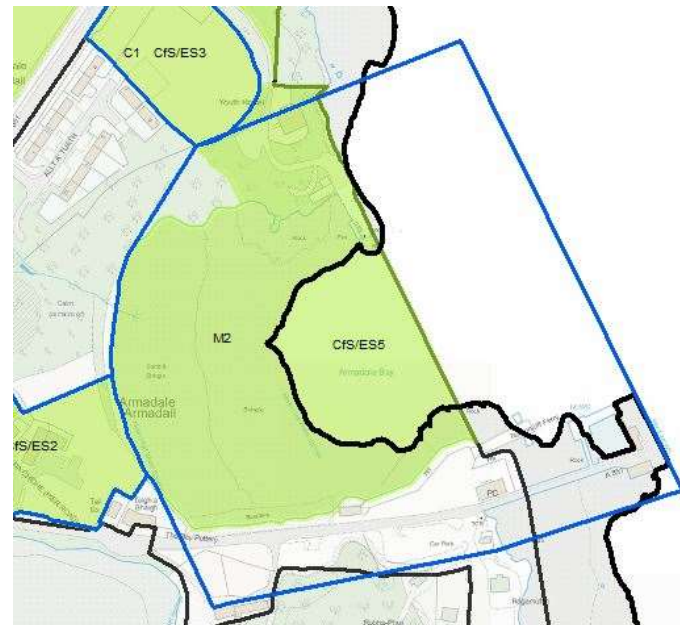
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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site			

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Sleat (Armadale)		<b>GIS Site Ref:</b> 110 <b>Pre-MIR Site Ref:</b> LP-M2; Cfs- ES5 <b>MIR Site Ref:</b> ESM3; ESM7
<b>Site Name:</b> Armadale Bay & North West Armadale Bay	<b>OS Grid Ref:</b> 163, 894; 803, 881	<b>Site size (ha):</b> 7.6
<b>Source of site suggestion:</b> HIE, <b>Existing Local Plan Allocation</b>	<b>Site History (local plan and planning applications):</b> 09/00359/FULSL- Calmac Ferries-External alterations. 12/01947/FUL-Heatherhill Limited- Erection of new dwelling house and conversion of ruined fishing store to dwelling house.	
<b>Current Use:</b> Bay/Woodland/Ferry Port	<b>Proposed Use:</b> Marine Infrastructure	<b>MIR Status:</b> Preferred Mixed Use (Harbour/Marine related uses only) ESM7- Non-preferred Mixed Use (Business, Community and Tourism).

### Location Plan





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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 lies adjacent to the site. This waterbody is however baseline and of good quality.	6m buffer to watercourses.	
1b	Will the proposal result in a direct	+ Development could have a small or local scale positive	Potential requirement for a breakwater. However,		

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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)	impact on the water environment	detailed proposal unknown at this stage.		
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	The site is located centrally within the village. Public		

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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)	transport route passes into the site at the south with the existence of 2 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			
3a	<b>Flood Risk</b> 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 is covered by the coastal flood risk zone.	Development must only be in the form of harbour related/water based activities.	
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?	+ Proposal includes mitigation to address local erosion issues			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>required</b>				
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	Woodland area to the east. S75 Agreement is currently in place securing the management of the woodland along the edge of the bay in order to screen the existing development. There is outstanding felling and restocking still to be carried out and legal advice is to be sought in enforcing the S75.	Remove this section from development capacity. Woodland should be safeguarded.	

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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  0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Not likely to affect protected species due to the nature of the proposal.	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	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	North western site of the site benefits from southerly aspect.		
7a	Road network capable of accommodating traffic generated?	+ Proposal would not generate traffic or require a connection			
7b	Are there any access constraints or opportunities?	+ Opportunity to improve local access issues	Site includes open water and watercourse, risk of flooding. Improvements to harbour parking area may be required. Existing private access track and parking area on north side of the site, either use		

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			existing track or new access track required.		
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	Sleat Primary Schools current roll is 70% and this is forecast to slowly decrease to 67% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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	Coastal flood risk area, limited space for additional parking.		
9b	What level of work would be required to connect to a public water supply and waste drainage	X – the site use proposed does not require a connection			



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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= 91 spare units capacity. With 20 for the 10 year completions. WWTW= 45 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	Trees, coastal flood risk, developer interest, funding.		
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			
<b>Human Health and recreation</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Site includes a former fishing store - we may request a written site history to ascertain if there were any historic potentially contaminative activities that took place on site such as fuel storage	Request further information.	
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	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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	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	LCA=5.2. There is no evidence of 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 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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  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			

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15a	<p><b>Non designated landscape features and key landscape interests</b></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			
15c	<p>To what extent will the proposal be</p>	0 = Unlikely to be any visual			

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	visually intrusive?	impact due to nature, scale or location of proposal			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Armadale Castle exists at the North eastern boundary of the 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	0 = Will not impact any conservation areas due to nature, scale or location of			

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

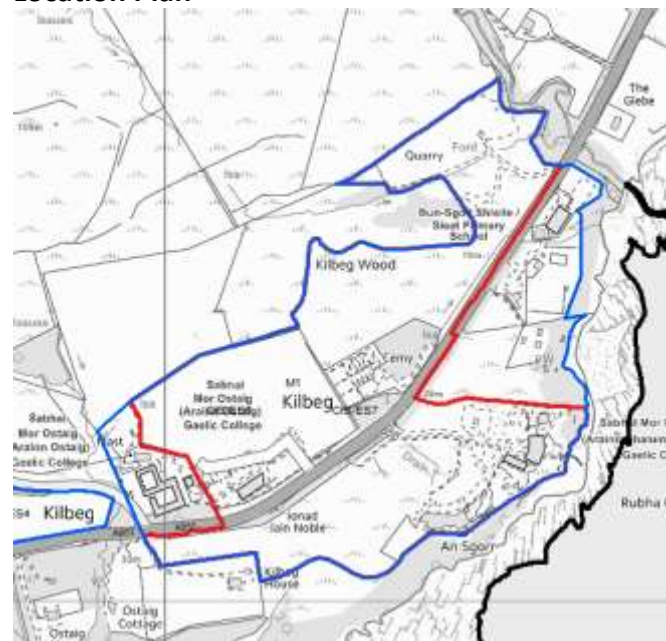
	Areas?	proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not 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			



## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement: Kilbeg (East Sleat)</b>		<b>GIS Site Ref: 111; 298; 593</b> <b>Pre-MIR Site Ref: CfS/ES6; CfS/ES7; WHILP/M1</b> <b>MIR Site Ref: ESM4</b>
<b>Site Name: Kilbeg Village</b>	<b>OS Grid Ref: 165298, 806310</b>	<b>Site size (ha): 25.7</b>
<b>Source of site suggestion: Highlands and Island Enterprise; Highlands Small Communities Housing Trust</b>	<b>Site History (local plan and planning applications): Masterplan for development adopted and construction underway. Erection of 93 dwellings, 6 new college buildings including conference centre, multi-use sports pavilion, enterprise units including business start-up, offices, local shop, café/bar with rooms and care home (10/04329/PIP)</b>	
<b>Current Use: School; Gaelic College; Forest</b>	<b>Proposed Use: Mixed Use</b>	<b>MIR Status: Preferred for Mixed Use (Business, Community, Housing, and Retail)</b>

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 non-baseline.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	Proposal some distance from amenities, however		

**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?	significant impact on travel/access provision and CO2 emissions	nature of proposal will allow for an increase in amenities on site. Transit links exist on 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	Mixed use with institutional development likely to have high heat demand. No major projects nearby.	Consider the feasibility of alternative heat supplies for development.	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	<b>Flood Risk</b> 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	This is a large site and a small part of it is adjacent to the coastal flood extent. Therefore it seems likely that the majority of the site would be able to be developed. Several small watercourses flow through part of the site.	A DIA is recommended. A buffer around small water courses may be appropriate	0 = Requirement for buffer around small watercourse will address flood risk
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	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?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	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			
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	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  
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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	Potential for bats in mature woodland.	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 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 negatively impact wildlife corridor in Kilbeg Wood or along coastline	Ensure development includes connectivity of greenspace.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					

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

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	>50% of site is south-facing and gradually sloped.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Details included in masterplan.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Details included in masterplan	Ensure that there are a limited number of access points to A851	0 = Proposal in close proximity to utilise existing connections and access
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	Sleat primary school projected to peak at 72%. Portree Secondary projected to peak at 62%		
9a	Is the site limited due to other physical constraints (e.g.	0=proposal is unlikely to be affected by physical or bad neighbour constraints	11 Kv overhead powerlines run through site. Unlikely		



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)		to be an issue.		
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	Water connections exist on site, however there is currently no waste drainage system in Kilbeg	Look into feasibility of requiring a waste drainage system	+by requiring proposal to connect it will contribute a minor improvement to public drainage or sewerage issues
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	91 housing units of water capacity. However, development is projected to be long term in nature.		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,	+ + The site is currently under construction and likely to be completed within the LDP timeframe	Site currently under construction		

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	contamination, deficit funding or infrastructure)				
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	Expansion to college likely to result in long-term highly skilled positions		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Could negatively impact current open space in community including space in Kilbeg Forest	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 connectivity of open space?	0 = Utilises or is in close proximity to existing connections			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Some of site brownfield and infill		
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 greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the	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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	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?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands		A peat management plan may be required	-- 0=Scale or type of proposal unlikely to effect on soil or 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 not recorded as croft land and rated 5.1 for agricultural capability		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.	Large scale mixed use development likely to cause a large 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	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></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	Some of site includes views over open water	Views should be preserved in site design and access should be continued.	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	+ 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	Development could consolidate settlement.		

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	settlement boundaries, existing townscape and character of surrounding area?	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	College related buildings are to be visually compatible with current buildings on site.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Kilbeg cemetery, Sabhal Mor Ostaig, Arainn Chaluim Chille monuments on site, proposed use consistent with historical setting.		
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 locally important archaeological sites may be present	Depending on exact location and nature, groundbreaking works may require archaeological investigation	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	Ontaig Farm Sqaure Listed B building on site. Proposed use not expected to impact setting negatively.	Expansion of college may lead to increased use of building.	+ Renovation/regeneration of listed buildings lying empty/ at risk + and or proposal will enable better access to listed building and or minor enhancement of the setting of a 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?	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			



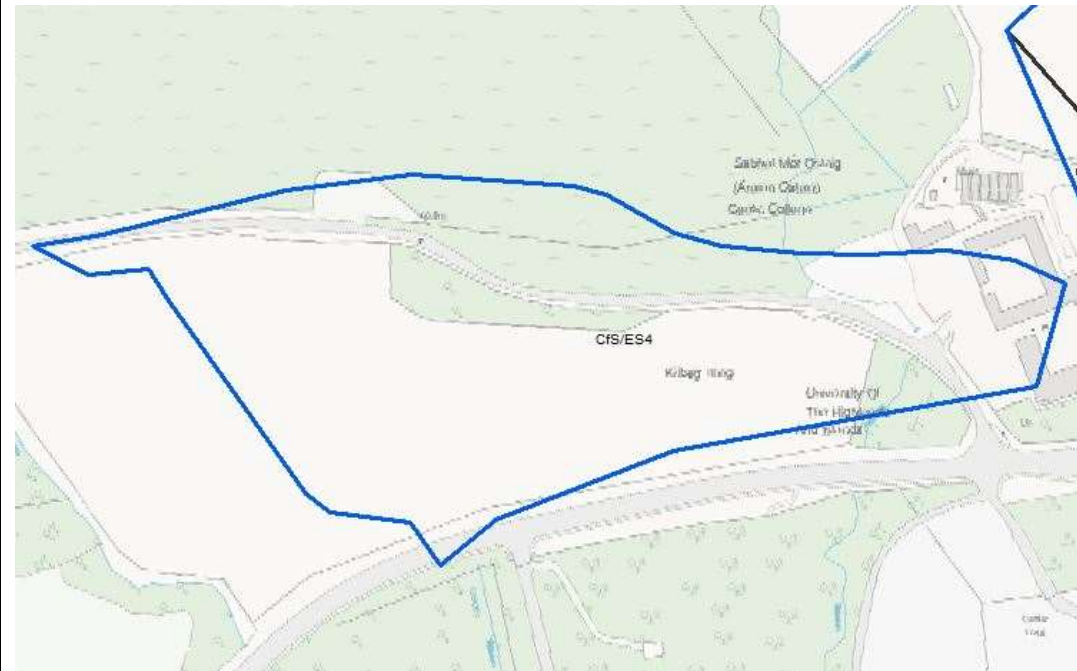
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Development may result in increase access and use of listed building.		
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## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement:</b> Kilbeg		<b>GIS Site Ref:</b> 109 <b>Pre-MIR Site Ref:</b> CfS/ES4 <b>MIR Site Ref:</b> ESM5; ESM9
<b>Site Name:</b> Land adjacent to Kilbeg Village North of A851	<b>OS Grid Ref:</b> 164,762; 806,099	<b>Site size (ha):</b> 2.8
<b>Source of site suggestion:</b> Bidwells- Mr Angus Kelly.	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Agricultural Land	<b>Proposed Use:</b> Mixed Use inc Residential (with allotments)	<b>MIR Status:</b> Preferred Mixed Use (Business, Community, Housing)

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 waterbody runs through the site which is non-baseline.	6m buffer to watercourses	
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is close to the old college and new village. There is a	Ensure additional active travel connections to the	

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

	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	public transport route existing to the south of the site.	site i.e. footways.	
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 is likely to be in relatively high density with potential to connect to the heat network.	Investigate future opportunities for connection to a heat network.	
3a	<b>Flood Risk</b> 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 small watercourses along the east and west boundary of the site. Therefore a buffer strip might be appropriate. Part of the site has been identified as being at risk of surface water flooding. This can be managed via appropriate drainage	DIA may be required.	

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

			methods.		
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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR) <b>Note: If negatively</b>	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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	<p><b>affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></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>			
5c	<p>To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation</p>	<p>- Development of site would result in minor loss of non designated interests</p>	<p>Boundary trees. Ancient woodland located opposite the boundary of the site to the south.</p>	<p>Holdback from boundary trees.</p>	<p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal</p>

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

	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 within woodland and close to the coast there is likely to be protected species present.	Further information 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 may have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a			



**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	proposal – will it result in habitat fragmentation or greater connectivity?	BAP priority habitat			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Southerly facing aspect and attractive outlook.		
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	No direct existing access to site. Watercourses cross site.  Relatively steep topography.		

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

			Access most suitable from Tarscavaig Road.		
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	Sleat Primary Schools current roll is 70% and this is forecast to slowly decrease to 67% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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. Surface water drainage issues, particularly in the central southern part 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			

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

	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	<p>- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect</p> <p>0 – WTW and STW have sufficient spare capacity to accommodate development</p>	WTW= 91 spare units capacity. With 20 for the 10 year completions. WWTW= 45 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)	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			

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

<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Current land is not quality usable open space.	Development must comply with the Councils Open Space SG requirements.	
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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			

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

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 therefore there is no quality agricultural land. 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			
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  
SEA – SITE ASSESSMENTS FOR SKYE**

	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			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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			

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

15a	<p><b>Non designated landscape features and key landscape interests</b></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	Close to area of Kilbeg village masterplan.		
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	Sheltered from trunk by boundary trees.		



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

<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The eastern edge of the site boundary encroaches upon the Ostaig Farm Square Monument.		
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	The site lies within the setting of B listed buildings within the Kilbeg masterplan site to the east and the west of the site.		

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

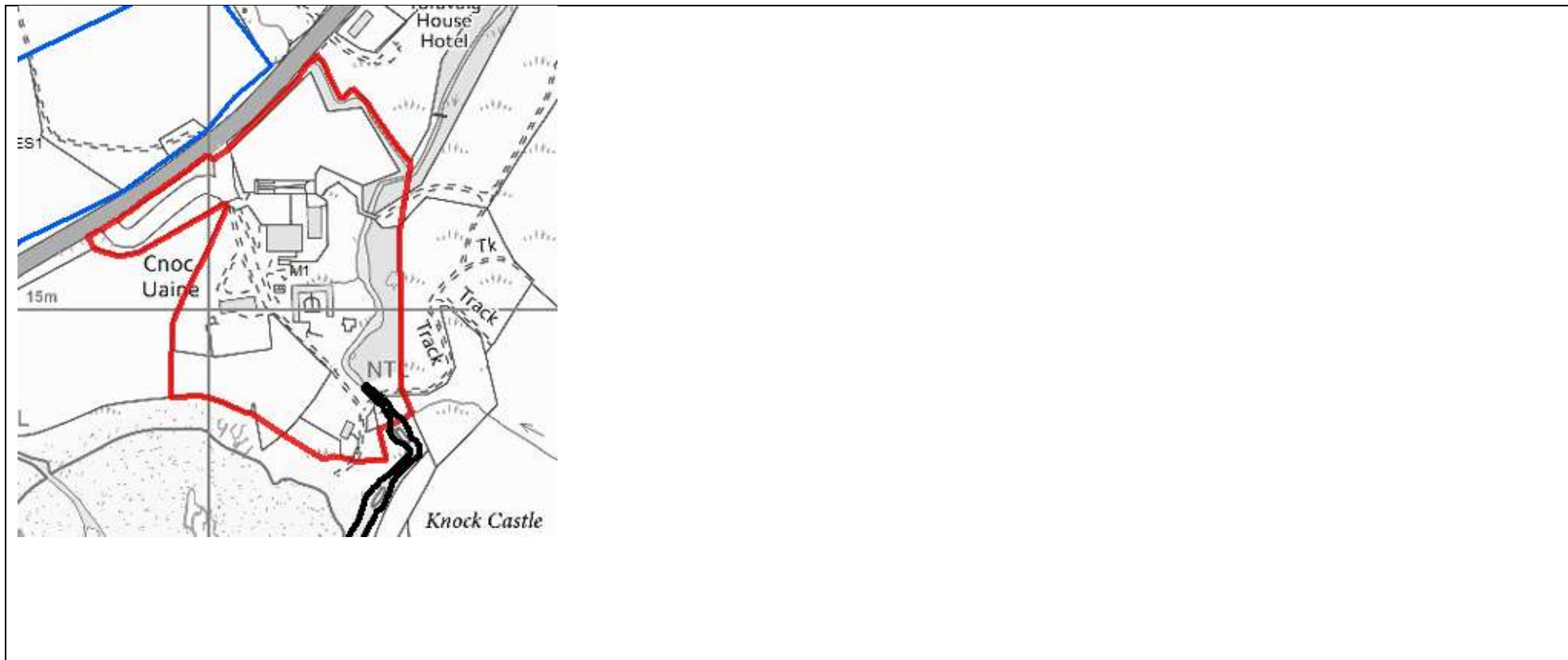
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape 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			

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

<b>Settlement: Ferrindonald and Teangue (East Sleat)</b>		<b>GIS Site Ref: 596 Pre-MIR Site Ref: WHILP/M1 MIR Site Ref: ESM6</b>
<b>Site Name: Knock</b>	<b>OS Grid Ref: 167071 809033</b>	<b>Site size (ha): 5.3</b>
<b>Source of site suggestion: Adopted local plan site</b>	<b>Site History (local plan and planning applications): 05/00348/FULSL Planning permission to form a distillery. 15/00152/LBC Alternations to listed building on site</b>	
<b>Current Use: Currently ongoing construction for a distillery</b>	<b>Proposed Use: Mixed Use</b>	<b>MIR Status: Preferred for Mixed Use (Business, Community, and Tourism)</b>

<b>Location Plan</b>
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**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR SKYE**



**Photographs (if available)**

**Water**

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

	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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	0= Development is unlikely to have any effects on the water environment			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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)	Proposal is within settlement boundaries but fair from transit connections or core paths.		

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

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 of development unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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	Allt Ghieann Thorabhaig flows through the site. Site is adjacent to coastal flood extent. Small watercourse runs through the site.	FRA may be required to determine flood extent and to inform site layout	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 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			

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

<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 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	- Development of site would result in minor loss of non designated interests	Native woodland along eastern edge of site.	The retention of woodland would mitigate impacts.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of



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

	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
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	Potential for otters and bats along watercourse and within mature woodland.	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 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			

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

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 fragment wildlife corridor along watercourse	The preservation of native plantings would mitigate impacts.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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 is south facing and gradually sloping.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Upgrading of gravel road may be needed depending on scale and type of development.		
7b	Are there any access constraints or	0 = Proposal in close proximity to utilise existing connections and	Existing access off of		

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

	opportunities?	access	A851 tourist route		
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			
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 connection on site, no waste water connection.		
9c	Is there capacity in local Water Treatment Works	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has 91 spare housing units		

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

	(WTW) and 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)	+ 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	Previous planning permission for distillery.		
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 create tourism related positions		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open</b>	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			

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

	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			
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	- Potentially contaminated land or small amount of contaminated soil identified on site	Former agricultural use of land.	A questionnaire may be required.	0 = No record of contaminated soils on site

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

	proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Some of site is former farmland.		
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	Proposal to make use of former farm structures.		
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	0= Site is not on high quality agricultural soils or croft land	Site not croft land and rated 5.1 for agricultural importance.		

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

	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 cause an increase in business and tourism 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 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 SKYE**

	locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape interests</b> 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 minor negative effect on qualities of landscape interest	Most of site contains views over open water	Ensure design of site does not have a significant negative impact over views from A851.	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 SKYE**

	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	A development that makes use of prior farm related existing buildings on site would not be out of character with 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	Very visible from A851 tourist route	High quality architectural design may be necessary to reduce visual impact of proposal.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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

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	Monuments related to historical farm use present on site	Careful site design and layout.	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	Listed B building buildings on site related to use as historic farmstead.	Maintain setting of listed buildings. Consultation with Historic Scotland may be required. The use of buildings for distillery may result in enhancement of buildings.	+ Renovation/regeneration of listed buildings lying empty/ at risk + and or proposal will enable better access to listed building and or minor enhancement of the setting of a 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	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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

	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	Could reduce access to Knock Castle beyond site.	Careful siting, design and the addition of a path network could increase access to Knock Castle Scheduled and Ancient Monument.	+ + Proposal will result in significant access improvements to the historic environment features within or close to the site

## WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR SKYE

<b>Settlement: Ferrindonald and Teangue (East Sleat)</b>		<b>GIS Site Ref: 595</b> <b>Pre-MIR Site Ref: WHILP/H2</b> <b>MIR Site Ref: ESH3</b>
<b>Site Name: Teangue</b>	<b>OS Grid Ref: 166568 808961</b>	<b>Site size (ha): 1.5</b>
<b>Source of site suggestion: Adopted local plan site</b>	<b>Site History (local plan and planning applications): Previous planning permission granted for the erection of houses (05/00488/OU SL; 08/00278/REMSL).</b>	
<b>Current Use: Greenfield</b>	<b>Proposed Use: Housing</b>	<b>MIR Status: Non-Preferred for Housing</b>

### Location Plan



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

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Watercourse in non-baseline		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

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

	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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	Proposal is within settlement boundaries but fair from transit		

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

	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)	connections or core paths.		
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 of development unlikely to have high heat demand.		
3a	<b>Flood Risk</b> 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 watercourse runs along site boundary	Due to gradient a buffer zone should remove need for FRA.	0 = Requirement for buffer around small watercourse 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	Due to gradient of site there is the potential for surface water run off to impact on adjacent areas	Assess whether site drainage measures would be appropriate	0 = Development of the site would have no impact on flood risk elsewhere

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

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			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	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  
SEA – SITE ASSESSMENTS FOR SKYE**

	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	Some significant trees within and adjacent to site.	Significant trees should be maintained if possible.	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 ability to mitigate	Potential for otters and bats in area.	A wildlife survey may be required.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal

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

	e.g. bats, otters, red squirrel and badgers				
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			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope /	+ + Sheltered by topography and vegetation, south facing, gradual slope	Entire site south facing slope, maximising the potential for solar gain.		

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

	changes in level?				
7a	Road network capable of accommodating traffic generated?	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated	Side road with poor alignment, width restrictions and has high traffic load for design.	Small size of potential housing development would reduce the feasibility of road upgrades	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra 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	See above.		
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	Sleat primary school projected to peak at 72%. Portree Secondary projected to peak at 62%		
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	11 kv overhead powerlines transverse southeast end of site but not expected to negatively affect development.		

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

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 connection on site, no waste water connection.		
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 91 spare 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	Road network a major constraint that reduces the feasibility of project		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create some temporary construction positions		

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	employment opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	- Proposal would have a minor negative impact on the quality and/or quantity of existing 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?	0 = Utilises or is in close proximity to existing connections	0 = Utilises or is in close proximity to existing connections	0 = Utilises or is in close proximity to existing connections	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	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Entire site 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			
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?	-Could cause a minor loss of good agricultural land or locally important croft land	Site claimed as in bye crofting land.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development would result in an 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 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	0= Site is not potentially suitable site for waste management activities			

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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			



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	<p><b>interests</b></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>				
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>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape</p>	<p>Proposal surrounded by crofting residential area.</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>Proposal on slope, could be visible within overall landscape.</p>	<p>Careful siting and layout may be necessary.</p>	<p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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			

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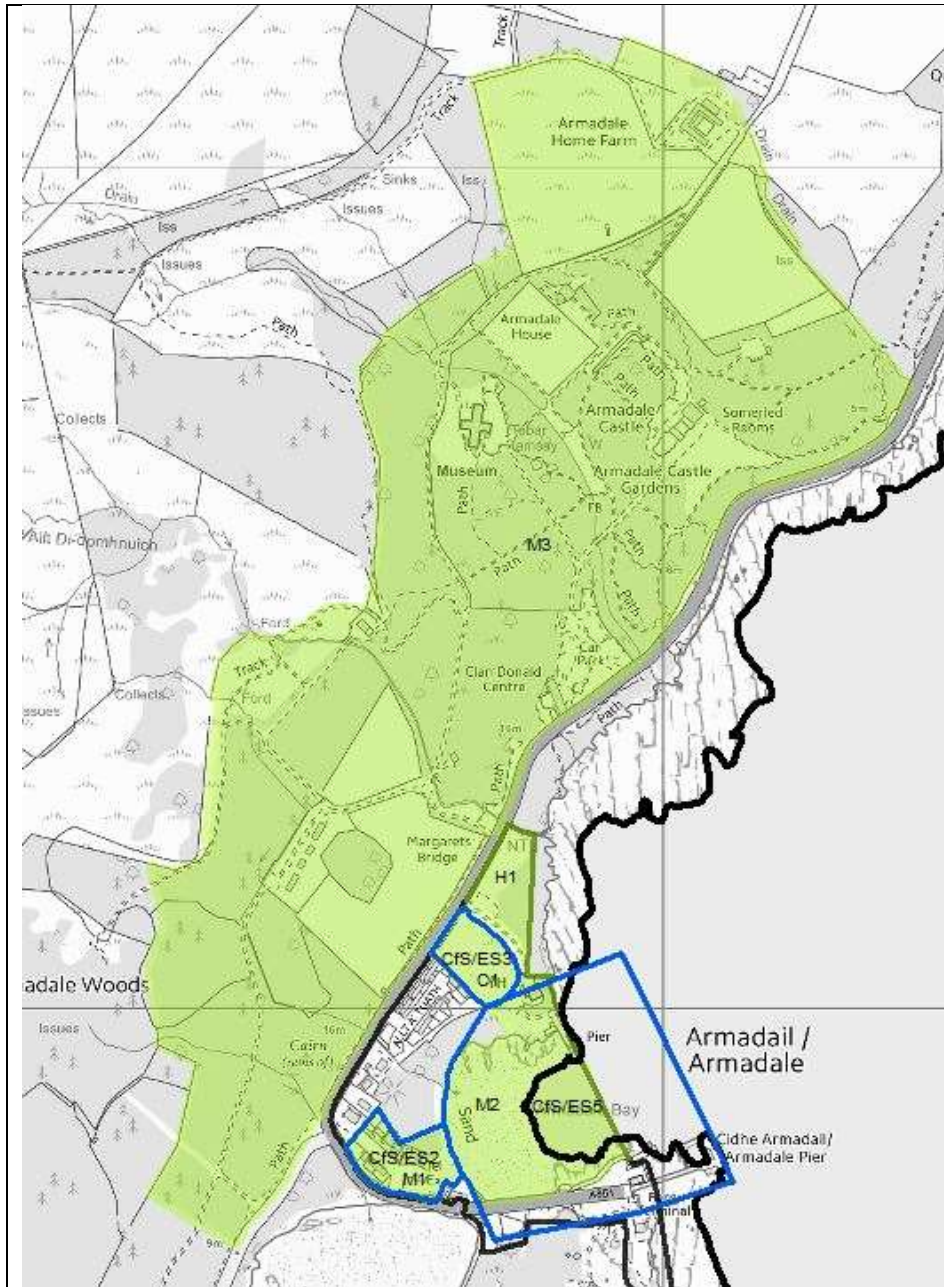
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage 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?	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  
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<b>Settlement:</b> Sleat (Armadale)		<b>GIS Site Ref:</b> 592 <b>Pre-MIR Site Ref:</b> LP- M3 <b>MIR Site Ref:</b> ESM8
<b>Site Name:</b> Armadale Wood and Home Farm	<b>OS Grid Ref:</b> 163, 780; 804, 293	<b>Site size (ha):</b> 50.5
<b>Source of site suggestion:</b> Existing Local Plan Allocation	<b>Site History (local plan and planning applications):</b> 11/03347/FUL- CDLT Developments LTD- Erection of 24 camping pods, camping area, service & recreation building and associated works. 13/02097/FUL- Change of use of restaurant to shop and guest rooms and café.	
<b>Current Use:</b> Woodland/paths	<b>Proposed Use:</b> Mixed Use	<b>MIR Status:</b> Non-preferred Mixed Use (Business, Community and Tourism)

**Location Plan**

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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Sound of Sleat and many unnamed watercourses present within or adjacent to the site. These are baseline and of good quality.	Presence of minor water bodies only - minimum buffer zones. Adjacent to coastal waterbody however direct physical unlikely to threaten status. Large site - very small sewered area at present.	
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			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site is located approx. 400m from the central area of the		

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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)	village. There is also single access route to this area. A core path network runs throughout the site. A public transport route runs 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?	0 Development unlikely to have high heat demand	Development is unlikely to be very high density.		
3a	<b>Flood Risk</b> 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	Parts of the site are at risk of pluvial flooding.  The site has a steep gradient from north to south. Depending on the site layout, additional information may be required to demonstrate that the site is not at risk from any of the small watercourses.	FRA and DIA may be required.	



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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?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
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 significant loss of non designated interests	Almost the entire site is covered by ancient woodland and native woodland to the north western boundary.	Retain trees and limit developable area/ or restrict build development.	-Development of site would result in minor loss of non designated interests

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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	Given the nature of the site it is likely that protected species will be present.	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	-- 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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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	The majority of the site has southerly aspect.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Single track road.		
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	There is a number of paths/tracks on the site however access may require to be upgraded.		
8	Education	+ Primary and/or secondary school are under capacity and/or	Sleat Primary Schools current roll is 70% and		

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	Is there capacity in relevant primary school and secondary school?	forecasted to be under capacity and development will help to sustain school/s	this is forecast to slowly decrease to 67% 2028/29.  Portree High School current roll is 53% and is forecast to increase slowly to 60% 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 exist on 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	0 – WTW and STW have sufficient spare capacity to	WTW= 91 spare units capacity. With 20 for		

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	accommodate development	the 10 year completions. WWTW= 45 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?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs			
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and	- Proposal would may have a minor negative impact on the quality and/or quantity of		Style of development should not adversely affect upon the	0 = Unlikely to have any impact on existing open space due to nature, scale or location of

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	quantity of <b>open space</b> ?	existing open space		quality of open space and designated interests.	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			
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			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Detailed proposals unknown.		
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=5.2. 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			
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	0= Site is not potentially suitable site for waste management activities			

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	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?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> 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	<b>Non designated landscape features and key landscape</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	<p><b>interests</b></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>				
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</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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<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
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	Various HER sites exist within the site.  Other archaeological issues will be assessed on a case-by-case basis.		
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	Many listed buildings exist within the site. Including cat A listed building of the Armadale Castle stables.	Careful design, sensitive to the setting of listed buildings.  Any new development will need to be carefully sited and of a suitable scale.	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?	- - Development of site would lead to loss or major alteration of components of a garden and designed landscape or its setting	The site lies entirely within the Armadale designed landscape designation.		
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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