

**West Highland & Islands
Local Development Plan**

Site Assessments
Economic Development Areas

February 2016

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

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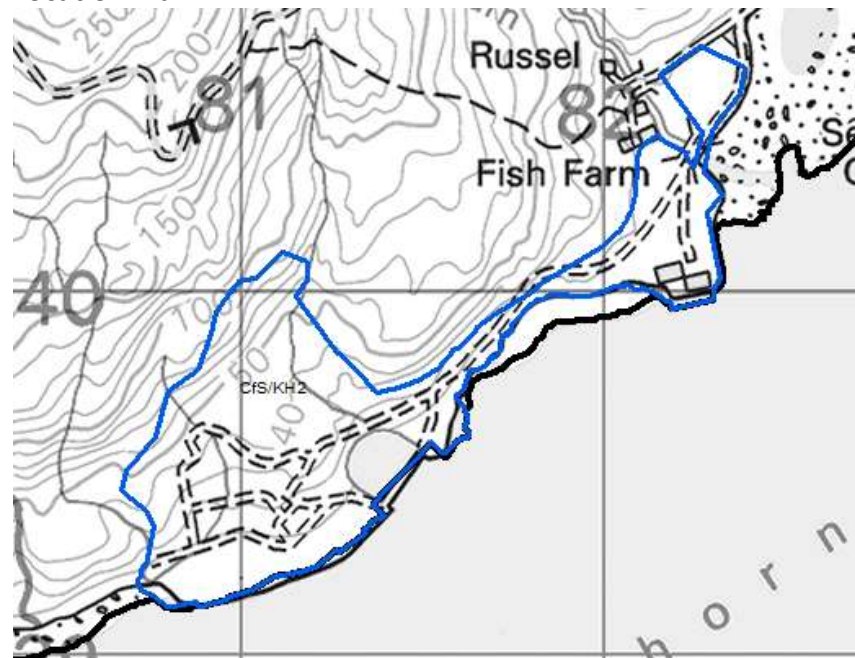
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Settlement: Kishorn		GIS Site Ref: 164 Pre-MIR Site Ref: WRLP/R1 MIR Site Ref: Kishorn Yard
Site Name: Kishorn Yard	OS Grid Ref: 181,132 839,658	Site size (ha): 66.3
Source of site suggestion: Highlands and Islands Enterprise	Site History (local plan and planning applications): 05/01002/FULRC permission for quarry and hard rock aggregates; 13/02272/FUL permission for extension of fabrication yard; 14/03736/FUL permission for extension to warehouse; 13/00243/SCOP for regeneration of former oil platform yard, dry dock and quays.	
Current Use:	Proposed Use: Business and Industry	MIR Status: Preferred

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Loch Kishorn (200123) identified as good in condition		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	Large scale industry marine activities likely to have impact	A Marine License would be required	-Development would have a localised minor negative

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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)	on the water environment	on water environment through the removal of substance below the Mean High Water Springs (MHWS), the removal of the ‘dolphins’ at the West and East Quays and general construction below MHWS.	for activities that impact the marine environment. There is potential for development to address historical water environment concerns created by the decay of former site infrastructure.	impact on the water environment and/or medium term which would be difficult to mitigate
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	Three commercial water supplies located north of east end of site.	Developer required to demonstrate that proposals will not negatively impact on local water supply.	0= Development is unlikely to have any effects on public or private water supplies
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be	--Proposal is a significant distance from existing centres of population/services/transport	Proposal located far from Lochcarron (7.8 miles) or any other	An area adjacent to Kishorn Yard has been identified for on-site	-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)	main or growing settlement	accommodation. If further facilities are provided in this area, carbon emissions will be reduced.	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 very high heat demand but location is very distant from any current or planned future source of heat supply	Industry could potentially have high heat demand.	Identify future heat demand and assess if other forms of heat supply are feasible for site.	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	An approximate 1 in 200 year coastal local water level for the area is 3.94 m above ordnance datum (AOD).	A basic Flood Risk Assessment (FRA) has been undertaken. Based on this information, flood risk from these sources can be managed and SEPA would support the flood management measures being proposed in the FRA, particularly in terms	0 = Requirement to abide by current proposal will address flood risk

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				of location of accommodation development outwith areas at risk of flooding and minimum finished floor levels (FFL), being taken into consideration in the final design layout of any subsequent application.	
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	Nature of past port development has addressed previous erosion issues		

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

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5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Site with south facing slope	Consideration as to whether opportunities for solar gain are appropriate for development	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Road connections are in part restricted to single track with passing places. Restrictions exist for current uses of site in regards to heavy vehicle movement.	Movements of large numbers of non-local site personnel would need to be addressed	+ Proposal could improve capacity on existing road network
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Historically adequate access for industrial activities		
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	Lochcarron primary school operating at 28% capacity and Plockton Secondary currently declining.		
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	Site is industrial in nature and thus unlikely to be negatively impacted by “bad neighbour uses”		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	X – the site use proposed does not require a connection	Existing connections would be utilized		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	X – Development will not impact WTW and 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	Planning permission exists for revitalization of dock, quays and other infrastructure.		
9e	Is the proposal likely to result in a net	++ significant net economic benefits, including creation	Potential to generate employment for up to		

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	economic benefit, in particular creation of employment opportunities?	highly skilled, permanent jobs	2,500 full time workers		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Proposal for area already established as industry use. Not located close to community areas		
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			

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Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land	Proposal would revitalize industry and commercial area that has been underutilized since the 1980s.		
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	No issues with respect to potentially contaminated land have been identified to date.		
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?	+ + Significant/large scale redevelopment of existing buildings, encouraging significant sustainable use of primary resources at a regional level	Proposal involves the reuse of existing dry dock, quays and other infrastructure.		

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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	Landward development outwith the current footprint of the Kishorn Yard site is appropriately located to avoid wetlands and peatlands.		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	Some of northern side of site located on land Soil Scotland has rated a 2.		<p>--Could cause a very significant loss of good agricultural land or locally important croft land</p> <p>-Could cause a minor loss of good agricultural land or locally important croft land</p> <p>0= Site is not on high quality agricultural soils or croft land</p> <p>+Could give small scale/local protection to good agricultural land or locally important croft land</p> <p>++Could provide significant protection to good agricultural land or locally important croft land</p>
13a	Will the proposal help meet the Zero	--Could cause a significant increase the amount of waste	Scale of proposal will result in a significant amount of materials	Providing recycling facilities on site will	- Will cause an increased amount of waste going to landfill

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	Waste Plan targets?	going to landfill.	going to the landfill	help mitigate impact	
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?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- - Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Development is located in Wester Ross Scenic Area (NSA) and will have a significant impact on scenery and landscape interests due to the scale of development.	With the exception of the settlement blocks, all new development will take place in the footprint of Kishorn Yard. There is a need to take full account of landscape and scenic value of area in the design, operation and any subsequent reinstatement of the site.	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Proposal is located in a dramatic, scenic area along the coastline. However, the impact will be limited to areas with existing industrial structures and a housing complex for employees.		

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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?	- - 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			
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Will have an impact but industrial use on site is previously established.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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

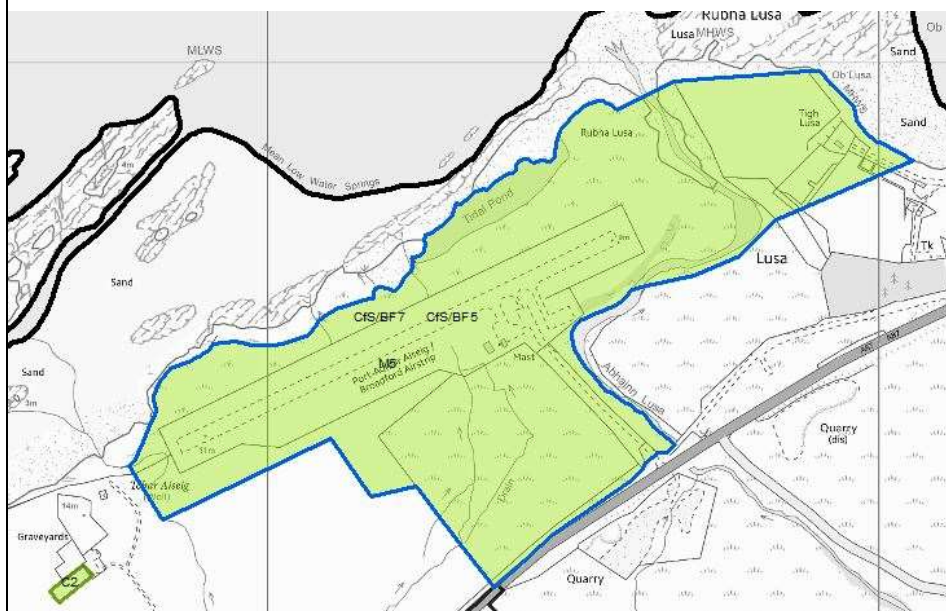
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	Sites? (including proposed)				
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

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Settlement: Broadford		GIS Site Ref: 679 Pre-MIR Site Ref: M5 MIR Site Ref: AHB1
Site Name: Ashaig Airstrip	OS Grid Ref: 169,407; 824,582	Site size (ha): 41.5
Source of site suggestion: FEI- Urban Animation- Richard Heggie. Existing Local Plan allocation.	Site History (local plan and planning applications): Neil R Graham- 04/00140/OUSTL- Erection of House. Mr Martin Groenendijk- 05/00019/FULSL- Alterations/extension to house.	
Current Use: Vacant airstrip	Proposed Use: Airstrip. Business & Tourism.	MIR Status: Preferred: Economic Development Area

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory	0= Development is unlikely to have any effects on the status any water bodies	The Abhainn Lusa + Inner Sound + unnamed watercourses run through the site. These waterbodies are however non baseline and have high water body status.		

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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 > 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			
Climate Change					

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site is located approx. 2km from the SDA. However a public transport route exists to the south of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply			
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Abhainn Lusa flows through the site, and a couple of small watercourses flow through the site and appear to be culverted under the airstrip. The site is also adjacent to the medium likelihood coastal flood extent.	FRA required determining flood extent and assessing risk from small watercourses and culverts.	

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then	- Development of the site would have a minor negative effect on a Natura 2000 site	The Kinloch and Kyleakin Hills SAC exists adjacent to the southern boundary of the site.		

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	Appropriate Assessment as part of the Habitats Regulations Appraisal is likely to be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	If significantly increased use of the airstrip by aircraft is proposed as part of the allocation, then Habitats Regulations Appraisal for impacts on golden eagle from the Cuillins Special Protection Area (SPA) is likely to be necessary for that type of development, depending on the flight approach routes and their proximity to areas used by SPA golden eagle. In addition, the Abhainn Lusa water course runs into the allocation site, providing connectivity to the Kinloch & Kyleakin Hills Special	Further investigation may be required to determine the impact of development on these designations.	

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			<p>Area of Conservation (SAC), designated for otter, heath, woodland and bog habitats. The watercourse also provides connectivity to the Kinloch to Kyleakin Hills Site of Special Scientific Interest (SSSI), notified for similar features. 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 direct and indirect (eg changes to water flow) impacts of development (including construction as well as any operational activities that arise from development) to avoid</p>		
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			<p>an adverse effect on the integrity of the SPA and the SAC. The measures put in place to avoid an adverse effect on the integrity of the SAC should also protect the Kinloch to Kyleakin Hills SSSI features. The allocation site also adjoins the Ob Lusa to Ardnish SSSI, notified for a geological feature. It also adjoins the Ob Lusa to Ardnish Coast (Isle of Skye) Geological Conservation Review (GCR) site. Provided development does not encroach into the SSSI or GCR, then the proposed allocation should not have an adverse effect on the geological features of the SSSI or GCR.</p>		
5c	To what extent will the proposal impact	- Development of site would result in minor loss of non		Holdback from woodland to south-	

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	non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	designated interests		eastern side of the site.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	See 5b		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the	- Development of site would have a minor negative effect on the integrity of a national or local geodiversity site or the	Ob Lusa to Ardnish Coast GCR is located close to the northern boundary of the site.		

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	proposal?	qualities for which it has been designated			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat			
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position 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			

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7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated		Access can be provided via existing private track round the back of the site off the A828, subject to adoption and upgrade private track.	
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.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-- Significant servicing constraints such as overhead lines, or pipe lines And/or significant “bad neighbour” constraints within or in very close proximity to the site	The site is located on an area of deep peat, has potential contamination issues and limited access. Any significant built development would require improved water and sewerage provision.		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	<p>- No connection to the water and/or waste water network</p> <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>	Water infrastructure is located some distance from 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 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)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	However, the site is an existing local development plan site with developer interest and opportunity to promote tourism.		

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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			
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	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,	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS

	coastal paths and rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on SL-AIR-1001 centred at NGR 169220: 824530. A change of use may require a site investigation. Developments for the same use are unlikely to require investigation.		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Unaware of detailed proposals.		
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 ECONOMIC DEVELOPMENT AREAS**

	an existing structure or recycle or recover existing on-site materials/resources?				
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			
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=5.3 therefore the site is not on good quality agricultural soil. There is evidence of parts of the site being within the boundary of 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	0 = No waste management sites nearby that could be			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS

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

**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character 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			
15b	To what extent is the proposal within the capacity of the	- Development poorly orientated from key services or similar uses elongates settlement and/or			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS

	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	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	May disrupt long distance views across the Bay from the A87.		
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally	Many HER sites exist within the site.	Developer requirement to further investigate these sites.	

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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			

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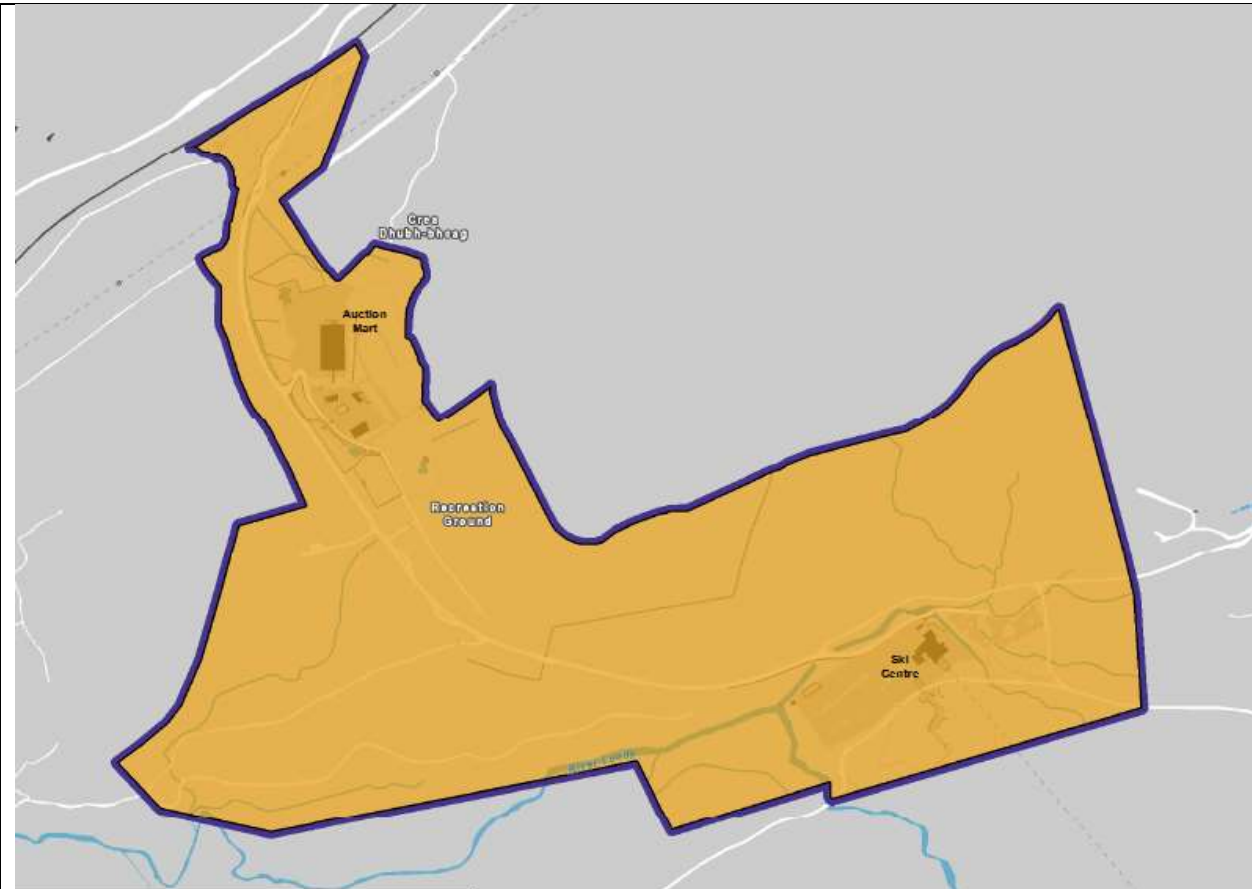
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal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

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Settlement: Near Fort William		GIS Site Ref: 31; 231; 258; 469 Pre-MIR Site Ref: CfS/FW6; CfS/FW8; CfS/FW21; WHILP/M1 MIR Site Ref: NFM1
Site Name: Nevis Forest and Mountain Resort	OS Grid Ref: 216817 777647	Site size (ha): 81.4
Source of site suggestion: Jonny Bell of Twin Deer Law; Forestry Commission Scotland; Lochaber Rural Education Trust	Site History (local plan and planning applications): Masterplan prepared, consulted upon and approved by council as interim supplementary guidance. Previous planning approval and construction of tourism related uses such as mountain bike tracks.	
Current Use: Leanachan Forest, Ski Centre, and Lochaber Rural Complex, including tourism and business uses.	Proposed Use: Mixed Use; Hotels/Chalets/Camping/ Hostel/Building for Ski Range/Workplace Buildings/Cark Park; Education	MIR Status: Preferred for Mixed Use (Business, Tourism, Community, Recreation, Leisure)

Location Plan

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS



Photographs (if available)

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Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP	River Lundy Baseline waterbody (20343) present on site. Classified as “poor” due to a variety of pressures including a lack of public sewer. Development proposes the provision of a new sewer to the Torlundy Waste Water Treatment works to help address issues.	If a connection to the Torlundy treatment plant is made, it could reduce current wastewater release impacts into the River Lundy from current development such as the Ski Centre.	+ Development will have a small or local scale positive impact on the status of one or more water bodies identified in RBMP
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?	0= Development is unlikely to have any effects on the water environment			

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS

	(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon 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 a significant distance from Fort William	The upgrading of the Core Path network connecting development to Fort William would help mitigate effects. Having a variety of facilities on site would also reduce Co2 emissions from	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to mitigate

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				trips into Fort William	
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	Small Heat Only Boiler already operational at Lochaber Rural Complex. Masterplan Development Framework states that combined heat and power stations and micro-renewables will be considered		
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The majority of the site is not likely to be at risk of flooding but FRA may be required depending on location and layout of development within the site.	FRA may be required. Any areas found to be at risk should be avoided.	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

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine	- 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	10-20% of east side of site within Parallel Roads of Lochaber Sites of Special Scientific Interest. Development proposal that has been discussed would avoid adverse impacts on	To inform any alternative development proposals that may come forward for this site, the LDP for this allocation site, should contain a developer requirement to avoid adverse impacts on	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		the SSSI and GCR sites	the SSSI and GCR sites.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	-- Development of site would result in significant loss of non designated interests	Site heavily wooded, Ancient Woodland Inventory Tress present and Native Woodland Survey of Scotland	Holdbacks and consideration for CWR Policy should mitigate negative impacts on forests.	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	-- A protected species licence will require to be obtained in order for development to proceed	Protected species may be present due to mature and ancient woodland on site. Red	A wildlife survey or protected species license may be required.	-- A protected species licence may be required in order for development to proceed

WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR ECONOMIC DEVELOPMENT AREAS

	squirrel and badgers		squirrels, black grouse, and chequered skipper butterflies present on site.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	- - Development of site would have a significant negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated	The eastern part of the allocation site includes part of the Glen Roy & the Parallel Roads of Lochaber Geological Conservation Review (GCR) site. Because these are geological sites, inappropriate development in this location also has the potential to adversely affect the Lochaber geopark. The development proposal has been discussed that would avoid adverse impacts on the GCR site.	The LDP for this allocation site should contain a developer requirement to avoid adverse impacts on the SSSI and GCR sites.	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	Could change wildlife corridors through development or the introduction of new linear features such as		-

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	fragmentation or greater connectivity?		paths and ski runs.		
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ + Sheltered by topography and vegetation, south facing, gradual slope	A large component of site (>50%) is south facing and sloping. Proposal to make use of passive solar building design		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	An external developer analysis found that road infrastructure was sufficient for development.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Access to development already exists.		
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.)	-- Significant servicing constraints such as overhead lines, or pipe lines And/or significant “bad neighbour” constraints within or in very close proximity to the site	Quarry east of site with option to expand into site.	Careful site layout and screening trees 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	Water and sewage infrastructure to Lochaber Rural Business Complex only		
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	Capacity at sewage works in Torlundy (143 housing units) and 2000+ units in Fort William WTW		
9d	Is the site likely to be delivered within the	+ The site is free from constraints and at an advanced	Masterplan submitted and accepted as		

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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	preliminary planning guidance.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	++ significant net economic benefits, including creation highly skilled, permanent jobs	Would create a large number of tourism related positions.		
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space ?	+ 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 significantly contribute to greater connectivity of open space			

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	space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities			
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Area of interest includes an Auction Mart (LO-MSC-1003 centred at NGR 216165: 777972) and a vehicle inspection pit at NGR 216107, 778043 (Our Ref: LO-GAR-1102) -	A site investigation may be required for redevelopment in this area. Areas outwith this would not require investigation.	0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of	- Small scale use of greenfield land	Most of site is greenfield, some likely		

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	greenfield land?		to be protected and to be enhanced		
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 siting and design should 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 6.3, very poor agricultural capacity.		
13a	Will the proposal help meet the Zero	--Could cause a significant increase the amount of waste	Would result in an increase of tourism	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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	Waste Plan targets?	going to landfill.	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	0= Site is not potentially suitable site for waste management activities			

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	Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	Site is >600 metres from Ben Nevis NSA, but no expected negative impact		
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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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 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 located some distance from Fort William, but considered EDA.	Careful site layout and architectural design of buildings essential	- 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	See above		- Proposal would be visually intrusive in wider general scenery
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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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	Potential for archaeological remains	An archaeological survey 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 proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

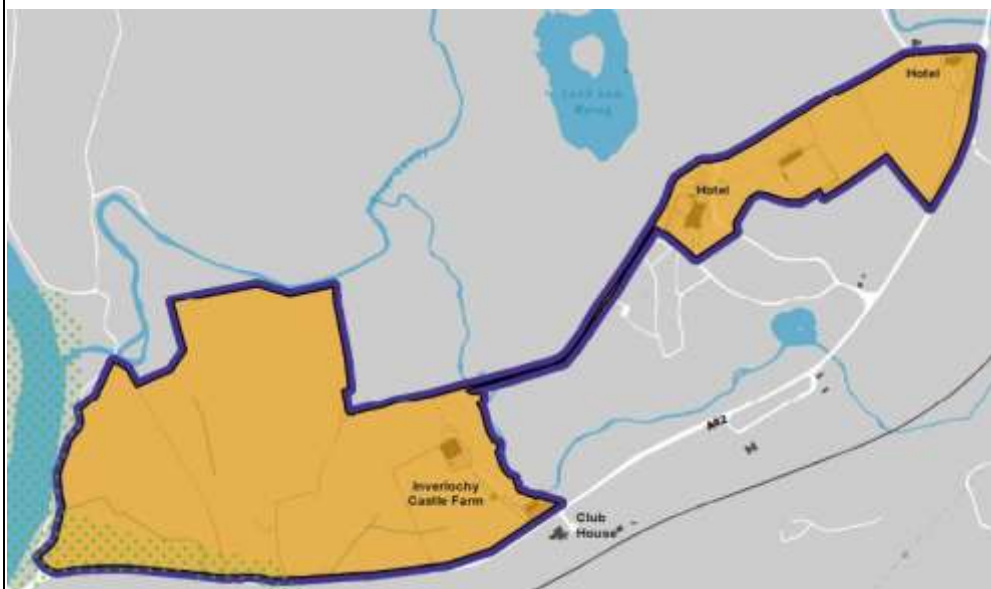
**WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN
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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not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

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Settlement: By Fort William		GIS Site Ref: 230 Pre-MIR Site Ref: CfS/FW7 MIR Site Ref: ICM1
Site Name: Inverlochy Castle Estate	OS Grid Ref: 213, 658; 776,690	Site size (ha): 117.7
Source of site suggestion: Inverlochy Castle Estate Limited- Mr Pol MacDonald (Optimised Environments)	Site History (local plan and planning applications): 08/00044/OUTLO- D Kelly Design- Erection of 2 Houses	
Current Use: Hotel and Woodland	Proposed Use: Residential/Commercial/Retail/Tourism	MIR Status: Preferred for Mixed Use (Business, Tourism, Community, Recreation, Leisure)

Location Plan



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Photographs (if available)

Water					
	Water/Drainage constraints	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP	The River Lundy is located within and adjacent to the site. This waterbody is baseline and of poor status. Poor classification due to a variety of pressures- no opportunity to address.	Poor classification due to a variety of pressures- no opportunity to address.	- Development would have a minor negative impact on the status of one or more water bodies identified in RBMP which could not be mitigated
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	Physical works may directly impact upon the water	Set-back from watercourse.	-Development would have a localised minor negative

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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)	on the water environment	environment. Set-back from watercourse within the site.	Further technical assessment required.	impact on the water environment and/or medium term which would be difficult to mitigate
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		Set back, opportunity to utilise existing infrastructure.	0= Development is unlikely to have any effects on public or private water supplies
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site is located approx. 1km from services and facilities.	Opportunity to enhance existing active travel	+ Proposal is within close distance of facilities or presents a mixed use proposal which will enable a

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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)	However, a core path exists to the southern boundary of the site.	connections to the site.	local scale positive impact on further use of active travel choices and use of public transport
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ Development likely to have a high heat demand and is close to planned source of heat supply	The development is likely to have a high heat demand, particularly considering the residential nature of the proposal.	Potential for water source heat pump nearby, large biomass boiler under construction and other opportunities to provide heat nearby.	+ development likely to have a high heat demand and is close to planned source of heat supply
3a	Flood Risk Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Areas of fluvial flood risk and surface water flooding. Large areas of the site are at significant risk of flooding from the River Lochy, its tributary the River Lundy and two other tributaries of the Lundy. There are also areas of surface water flood risk.	Development proposals should be located away from areas of risk and a FRA may be required where development is proposed in the vicinity of areas thought to be at risk.	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			- Development of the site would result in a small increased risk of flooding but not effect sensitive receptors
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– (Special Area of Conservation /Special Protection Area/RAMSAR) Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The Ben Nevis SAC lies within 500m to the south of the site.		0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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	Appraisal is likely be required				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The Ben Nevis SSSI is within 500m to the south 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,	- - Development of site would result in significant loss of non designated interests	Vast areas of native and ancient woodland existing within the site.	Holdback from ancient woodland high semi-naturalness woodland throughout. However, this may limit scope for developable area.	- Development of site would result in minor loss of non designated interests

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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 present but licence not required due to ability to mitigate	Given the nature of the habitat close to watercourses and within woodland it is likely that protected species will be present.	Integrate areas of open space and green corridors.	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	The Ben Nevis and Allt a' Mhuilnn GCR exists 500m south of the site.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		See 5d	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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	connectivity?				
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Most of the site is gently sloping and has a southerly aspect, well sheltered by vegetation.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Designation dependent on agreeing capacity and access impacts on A82 with Transport Scotland. Capacity into Fort William on A82 may be an issue due to the pinch point at the Nevis Centre.	Further investigation required.	<p>-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>0 = Proposal would be easily accommodated by existing road network</p> <p>+ Proposal would not generate traffic or require a connection</p> <p>+ + Proposal would improve capacity on existing road network</p>

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					??=Unknown
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.	New access routes required into the estate	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development	Banavie Primary School operating close to capacity. Lochside School expected to open in 2016. Lochaber High expected to peak at 84%.		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	Some powerlines run overhead on site.		
9b	What level of work would be required to connect to a public water supply and	0=Public water/waste water and mains connection available on site or within 200m of the site			

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	waste drainage system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 2000+ units and WWTW has combined capacity of 2000+ units		0 – WTW and STW have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Masterplan development which is in keeping with existing nature of development and opportunity to enhance upon active travel connections to the centre and tourism.		
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			

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Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Development will result in loss of some greenfield open land. However, proposals include integration and enhancement of surrounding open spaces, with the creation of a community woodland for example which will add to the quality and usability of the space.	Ensure integration of access/paths etc.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ + Proposal would significantly contribute to greater connectivity of open space	See 10a.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities			

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	rights of way?				
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Area of interest includes a few farm buildings so if these were to be redeveloped then a steading/ agricultural buildings questionnaire would be issued.	Request questionnaire.	
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land		Integration of open space and retain woodland.	-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land	The western corner of the site has good quality agricultural soils. However, the proposal indicates this area will be safeguarded as community woodland. There is no evidence of the site being within crofting tenure.		+Could give small scale/local protection to good agricultural land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Residential and commercial development likely to cause an increase in waste	Provide recycling facilities on site.	- Will cause an increased amount of waste going to landfill

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

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		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	Landscape Designated sites To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	Non designated landscape features and key landscape interests To what extent will the proposal affect features of landscape interest, including the distinctive character 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			
15b	To what extent is the proposal within the capacity of the	- Development poorly orientated from key services or similar uses elongates settlement and/or	The site is not within the Fort William SDA. However, considering		0 = Due to scale, nature or location proposal will have a very

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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	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	the nature of development this does not cause significant issues.		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			
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	This is a non-inventory designed landscape which, as per SHEP, the Council are encouraged to develop policies for their future management. In this	Depending on location and extent of development, there may be a requirement for archaeological investigation.	

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			case, any consented development should respect and sensitively respond to the designed landscape. Issues with any direct and indirect impacts to the listed buildings and curtilage listed buildings will need to be carefully considered and justified. A section of General Wade's Military Road also bisects the site to the north of the hotel.		
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 B and C listed building exist within the site.	Careful siting and design of development to ensure no adverse effects on the listed buildings or wider setting.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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