

West Highland and Islands Local Development Plan

Strategic Environmental Assessment – Environmental Report

Appendix 3 – Vision and Spatial Strategy Assessment

This section contains detailed assessments of the vision and spatial strategy and preferred policies contained within West Plan and any reasonable alternatives which have been identified.

The assessment considers:

- What level of impact the vision/spatial strategy/policy/reasonable alternative may have in the short/medium/long term on each of the SEA Objectives and;
- At what scale the policy/reasonable alternative may have an impact.

The matrix also includes a justification of the assessment for each SEA objective. This is intended to guide the reader through the decision making process. To aid in this there are assumptions recorded at the beginning of each matrix, which have been made in the decision making process. This is recorded at the start rather than against each SEA Objective as the assumptions made apply to all the Objectives.

For consistency the following scoring system has been used through out the assessment matrices:

Significant Positive Impact	Minimal positive impact	Neutral Impact	Minimal negative impact	Significant negative impact	Possible Positive and Negative Impacts	Unknown Impact
++	+	=	-	--	+/-	??

Each assessment will be followed by a concise commentary on the findings of the assessment of the policy/reasonable alternative.

Please note that all assessments have been carried out assuming that the mitigation is already included in the policy.

The key considerations which are set out below will be used in the assessment of each of the policies/reasonable alternatives.

<p>1 To conserve and where possible enhance biodiversity and accord to the protection of valued nature conservation habitats and species</p> <p>Will it contribute to the protection and enhancement of biodiversity in Highland?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to achieving local and regional biodiversity action plan targets?</p> <p>Will habitats of importance for biodiversity be protected?</p> <p>Will designated sites be protected?</p> <p>Will it avoid the introduction or spread of non-native species?</p> <p>Will habitat networks and corridors be maintained or enhanced?</p>
<p>2 To improve the living environment for all communities and promote improved health of the human population</p> <p>Will it ensure better connectivity of open spaces?</p> <p>Will it create or enhance green networks for people or wildlife?</p>

	<p>Will it give additional benefit to human health?</p> <p>Will human health be significantly reduced?</p> <p>Will it ensure a healthier lifestyle for the residents within the settlements?</p>
3	<p>Safeguard the soil quality, geodiversity and improve contaminated land</p> <p>Will it lead to the avoidance of areas of landslide/landslip?</p> <p>Will it ensure the re-use of brownfield sites?</p> <p>Will it prevent the sealing of good quality soil on sites?</p> <p>Will it protect areas of importance for geodiversity in Highland?</p> <p>Will carbon storage of peat land be protected?</p>
4	<p>Manage and reduce flood risk and protect the water environment</p> <p>Will it ensure new developments are free from flooding?</p> <p>Will it reduce the vulnerability of existing areas to flooding?</p> <p>Will it enhance natural drainage?</p> <p>Will it ensure SUDS are included in new residential developments?</p> <p>Will it ensure development is supported by appropriate drainage infrastructure</p> <p>Will it ensure that development has no detrimental impact on the water environment?</p> <p>Will it ensure developments enhance the water environment where possible?</p>
5	<p>Safeguard the air quality by ensuring development could not adversely affect additional air discharges and traffic congestion</p> <p>Will it prevent a reduction in air quality?</p> <p>Will it add to traffic congestion?</p>
6	<p>Reduce greenhouse gases and contribute to the adaptation of the area to climate change</p> <p>Will it reduce the need to travel?</p> <p>Will it ensure an increase in use of more sustainable transport methods?</p> <p>Will it ensure better opportunities for walking and cycling?</p> <p>Will it ensure more renewable energy production where appropriate?</p> <p>Will it ensure energy efficiency is taken into consideration in new developments?</p> <p>Will it ensure suitable connection to electricity infrastructure?</p> <p>Will it reduce the risk of coastal inundation through sea level rising?</p>
7	<p>Manage, maintain and promote sustainable use of material assets</p> <p>Will it support the minimisation of waste production?</p> <p>Will it support the achievement of government targets through the use of the waste management</p>

hierarchy?

Will it ensure the waste management facilities comply with National Waste Strategy Objectives, thus ensuring only residual waste is land filled?

Will it ensure recovery of energy and heat from waste is considered where appropriate?

8 Protect and enhance, where appropriate, the area's rich historic environment

Will it protect and enhance the historic environment?

9 Protect and enhance the character, diversity and unique qualities of the landscape

Will local diversity and distinctiveness be maintained or enhanced?

Will the special qualities of designated areas be maintained or enhanced?

Will existing landscape character be maintained or enhanced?

Will visual impact be minimised?

Will scenic value be maintained or enhanced?

Will it safeguard the ability of people to experience qualities of wildness?

Explanation of Assessment Matrix

SEA Objective from Environmental Report

Any mitigation measures that will be required to avoid, reduce, remedy or compensate any negative effects identified, when required and who will be required to implement them

SEA Objective	Time Scale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1									

When will the effect become apparent: short (0-5yrs), medium (5-10yrs), or long term (10+yrs)

Will the approach have an impact locally (i.e. just within a settlement) or regionally (i.e. right across Caithness and Sutherland)

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West Highland and Islands Local Development Plan Vision and Spatial Strategy – What should the West Highland & Islands be like in 2038?

West Highland and Islands Vision and Spatial Strategy- Preferred Approach- See Table 1 and Spatial Strategy

Assumptions made when assessing: Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	+	+	<p>Justification</p> <p>The vision indirectly promotes high quality natural environment that is valued and safeguarded from inappropriate development. A high quality natural environment provides preservation of individual species and enhancement of opportunities to for access to the natural environment. The vision may go some way in taking forward targets from the LBAPs.</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
2	=	+	++	++	++	<p>Justification</p> <p>The vision promotes better designed places which are accessible, safe, sustainable and socially inclusive communities where a diversity of people want to live. It is likely that these will come into effect in the medium to longer term. It focuses on providing successful larger communities supported by high quality accessible services making all communities better supported and self-reliant to improve the identity of the area as well as people's living environment.</p> <p>The vision does not specifically mention open space or green</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017

						infrastructure however the promotion of better designed, attractive and healthy places through retention of facilities and valued assets being safeguarded goes some way to ensuring that open spaces within communities are maintained. It is anticipated that the effect of the vision will be positive at both a local and regional scale when working cumulatively with access to the outdoors, open space and green networks policies contained within HwLDP.			
3	+/-	+/-	+/-	=	=	Justification The vision makes no explicit mention of soil quality, geodiversity or improving contaminated land however it does promote preservation of local resources. It is not anticipated that the vision would lead to a reduction in either soil quality or geodiversity protection or that it would not improve contaminated land. These issues are covered in detail by policies of the HwLDP and will be considered when allocating sites (and providing developer requirements) and determining planning applications on a case by case basis.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
4	+/-	+/-	+/-	+/-	+/-	Justification The ambition for development, larger settlements and growing communities promoted through the vision, will lead to an increased demand for water abstraction and servicing which will need to be carefully managed through regimes outwith the control of the planning system. Careful siting of development must ensure efficient use of existing resources and prevent the vulnerability of the sites to flood risk. Wider policies within the HwLDP will address this SEA objective and deliver the vision and it will be assessed on a settlement by settlement basis.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
5	+/-	+/-	+/-	=	=	Justification The vision makes reference to the carbon clever initiatives and efficient use of resources, including a higher proportion of shorter journeys through sustainable connections and siting of development. Given the good status of air quality and the level of development proposed it is unlikely that there will be any detrimental effects. However, in areas with significant traffic congestion issues and proposed industrial/business developments consideration must determine no significant adverse effects in any increase in emissions. Therefore it is anticipated that there will be a neutral impact on local and	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017

						regional level.			
6	+	+	++	+	+	<p>Justification The vision indirectly mentions climate change and includes measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring by better management of resources. It promotes sustainable communities with convenient access to services, enhanced communications infrastructure and development encouraged at existing or planned provision. It is likely that this will contribute to a slight positive impact in the short to medium term with significant impact in the longer term. The vision makes provision for support of renewables related economic development which may have a slight positive impact on this SEA objective at a local and regional level. These issues are covered in detail by HwLDP policies and will be considerations in allocating sites and determining planning applications on a case by case basis.</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
7	+/-	+/-	+/-	+	+	<p>Justification The vision states the requirement for better waste management for renewables and efficient heat sources. These considerations will be considered in terms of spatial context of settlements and sites on a case by case basis. HwLDP policies and Supplementary Guidance will deal with more detailed guidance on the sustainable use of material assets.</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
8	+/-	+/-	+/-	+/-	+/-	<p>Justification The vision makes reference to the enhanced reputation of the area as a heritage tourism destination, as well as the requirement to be respectful to the heritage assets. These sites will be safeguarded through HwLDP policy and other legislation. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact.</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
9	+	+	+	+	+	<p>Justification The vision indirectly mentions the importance of the relationship with the land, the area's attractive characteristics and resources, infers that landscape character and unique identity of the area will be protected and enhanced. However it is the policies of the HwLDP that will ensure that this is the</p>	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017

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Commentary

The vision is based on four outcomes linked to National priorities and Single Outcome Agreement 3. Economic growth is a key element of the vision and whilst this is not a consideration of SEA, the vision sets out how economic growth in the area can be achieved with little impact on the environment. It is anticipated that the vision will have no/little negative impact on the environment but have significantly positive effects in terms of SEA Objective 2 and 6.

West Highland and Islands Vision and Spatial Strategy- An Alternative Approach- To favour the pursuit of one or more outcomes ahead of others, to amend the wording of the outcomes, or to suggest additional outcomes which are realistic and likely to be supported by others. To direct development to different locations or to suggest different types of development.

Assumptions made when assessing: Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in HwLDP, West Highland & Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on biodiversity is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
2	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on population and human health is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
3	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on soil is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
4	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on water is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017

5	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on air is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
6	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on climatic factors is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
7	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on material assets is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
8	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on cultural heritage is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017
9	+/-	+/-	+/-	??	??	Justification Without knowing which outcomes the vision will favour, specific amendments to wording or the location of development the potential effect on landscape is unknown.	Review vision and spatial strategy during Proposed Plan stage of WHILDP	THC	2017

Commentary

This approach is only an alternative as we believe the plan outcomes and spatial strategy should be co-ordinated to provide a comprehensive approach to delivering sustainable growth, alongside the promotion and safeguarding of the area's identity and resources. These outcomes should work in tandem to provide the best planning solutions i.e. economic development delivered with a developer contribution to enhance the wildlife corridor and connections. Favouring the pursuit of only certain outcomes has no potential to contribute to any significant positive change.

Settlement Hierarchy- Preferred Approach- See Main Issues Report Table 2

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	++	++	<p>Justification</p> <p>The settlement hierarchy does not specifically make provision for the protection and enhancement of biodiversity, habitats or species. However, within the spatial strategy it sets out green network connections within the larger settlements. Therefore this provision may make a contribution towards achieving LBAP targets locally or regionally. General policies within HwLDP make provision for this.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
2	+	++	++	++	=	<p>Justification</p> <p>The hierarchy aims to help sustain facilities in settlements which could potentially mean that facilities stay within settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. It also aims to avoid a net loss of amenity/recreational areas or locally important heritage feature. By maintaining open space you are providing opportunities for people to improve/maintain their health. It is considered that this policy will have more of an impact at the local level as opposed to a regional level. It is anticipated that it would have a slight positive impact in the short term and a significant positive effect in the medium and longer term.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
3	=	=	=	=	=	<p>Justification</p> <p>This policy does not address soil quality, geodiversity or contaminated land; these are dealt with via general policies in the HwLDP.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
4	+	+	+	+	+	<p>Justification</p> <p>The hierarchy was defined by considering the capacity of water and sewerage networks ensuring that development supported by this policy will be supported by appropriate</p>	Review the policy approach of WHILDP and HwLDP	THC	2023

						drainage infrastructure and where possible, improved infrastructure. This will help to ensure there is no detrimental impact on the water environment. The issue of flooding is not directly covered by this policy; this is dealt with via general policies in the HwLDP.			
5	=	=	=	=	=	Justification The hierarchy does not directly address air quality; these are dealt with via site selection and use and general policies in the HwLDP.	Review the policy approach of WHILDP and HwLDP	THC	2023
6	+	++	++	++	+	Justification The issues of climate change and renewable energy are not directly addressed by this policy however the policy is encouraging growth in defined settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. This will have very localised impacts which may be significantly positive in the medium to long term.	Review the policy approach of WHILDP and HwLDP	THC	2023
7	=	=	=	=	=	Justification The hierarchy does not directly impact on this SEA objective.	Review the policy approach of WHILDP and HwLDP	THC	2023
8	+/-	+/-	+/-	+/-	+/-	Justification The hierarchy aims to ensure that no development would have an adverse impact on any locally important heritage feature; it does not specifically deal with enhancement. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact. Taken in combination with the general policies of the HwLDP, this may have a positive impact at a local level.	Review the policy approach of WHILDP and HwLDP	THC	2023
9	=	=	=	=	=	Justification The hierarchy does not consider the regionally and nationally important landscape destinations such as Special Landscape Areas or National Scenic Areas. This is dealt with via the general policies of the HwLDP.	Review the policy approach of WHILDP and HwLDP	THC	2023

Commentary

This policy approach is likely to have significant positive environmental effects on SEA Objectives 1, 2 and 6. It is not anticipated that there will be any negative environmental effects from this policy approach.

WE HAVE NOT IDENTIFIED A REASONABLE ALTERNATIVE APPROACH TO THE SETTLEMENT HIERARCHY

Housing Requirements- Preferred Approach- See Main Issues Report Table 3

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p>Justification The requirements do not make provision for the protection and enhancement of biodiversity in the area. It however defines housing requirements which will cut the amount of housing sites required and therefore seek to avoid the number of or the most valuable habitats being lost. Given this case it is anticipated that there may be a contribution toward achieving LBAP targets either locally or regionally.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
2	+	+	+	+	+	<p>Justification The requirements encourage a suitable level of growth in the area therefore ensuring that a suitable level of services, facilities and open spaces are adequate for a healthy high quality lifestyle. Given this is it considered this may be a slight positive effect at local and regional scales.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
3	+/-	+/-	+/-	+/-	+/-	<p>Justification The requirements do not directly address soil quality, geodiversity or contaminated land; these are dealt with via general policies in the HwLDP. However, with an accurate account of housing requirements it may be possible to be more flexible in selection of sites meaning through detailed site assessment it will be possible to non-prefer sites which merit high soil quality for example.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
4	+/-	+/-	+/-	+/-	+/-	<p>Justification This approach does not directly address water; these are dealt</p>	Review the policy approach of	THC	2023

						with via general policies in the HwLDP. It encourages growth of development and therefore more pressure upon water infrastructure, however, the requirements provide flexibility to favour development sites close to existing water infrastructure and outwith flood risk zones.	WHILDP and HwLDP		
5	+/-	+/-	+/-	+/-	+/-	Justification This approach does not directly effect air quality however, it allows flexibility in the approach to selecting suitable sites which have limited adverse effects upon increase in carbon emissions and traffic congestion. This will have very localised impacts which may be significantly positive in the medium to long term.			
6	+/-	+/-	+/-	+/-	+/-	Justification The issues of climate change and renewable energy are not directly addressed by this approach however this approach encourages growth of development in more suitable locations. This will have very localised impacts which may be significantly positive in the medium to long term.	Review the policy approach of CaSPlan and HwLDP	THC	2023
7	+/-	+/-	+/-	+/-	+/-	Justification This approach does not directly address material assets; these are dealt with via general policies in the HwLDP. It encourages growth of development and therefore more pressure upon use of resources, however provides more flexibility in managing these assets. This will have very localised impacts which may be significantly positive in the medium to long term.	Review the policy approach of WHILDP and HwLDP	THC	2023
8	+/-	+/-	+/-	+/-	+/-	Justification This approach does not directly deal with cultural heritage; these are dealt with via general policies in the HwLDP. It encourages growth of development and therefore more pressure upon use of resources, however provides more flexibility in managing these assets. This will have very localised impacts which may be significantly positive in the medium to long term.	Review the policy approach of WHILDP and HwLDP	THC	2021
9	+/-	+/-	+/-	+/-	+/-	Justification This approach does not directly deal with landscape; these are dealt with via general policies in the HwLDP. It encourages growth of development and therefore more pressure upon use of resources, however provides more flexibility in managing	Review the policy approach of WHILDP and HwLDP	THC	2023

						these assets. This will have very localised impacts which may be significantly positive in the medium to long term.			
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Commentary

This policy approach is likely to have significant positive environmental effects on SEA Objectives 2. It is not anticipated that there will be any negative environmental effects from this policy approach.

Housing Requirements- Alternative Approach – To apply a lower growth forecast within the nationally derived range of scenarios.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p>Justification A lower housing requirement may make provision for greater protection of biodiversity, habitats or species. However, this is dependant upon developer contributions for each individual settlement and site as there may be potential to be a contribution towards the protection and enhancement of biodiversity, therefore making a contribution toward achieving LBAP targets locally or regionally.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
2	+/-	+/-	+/-	+/-	+/-	<p>Justification A lower housing requirement may improve access to open spaces and protect connections for people and wildlife to the wider countryside. However, this is dependant upon developer contributions for each individual settlement and site as there may be opportunity to ensure better connectivity of open space, prevention of the fragmentation of the green network and creation, protection and enhancement of the green network.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
3	+/-	+/-	+/-	+/-	+/-	<p>Justification A lower housing requirement may mean greater protection of areas of good quality soils and geodiversity sites. However, this is dependant upon developer contributions for each individual settlement and site as there may be opportunity to select most suitable sites to ensure the re-use of brownfield land. This issue however it no directly addressed through this</p>	Review the policy approach of WHILDP and HwLDP	THC	2023

						issue and should be dealt with via general policies in the HwLDP.			
4	+/-	+/-	+/-	+/-	+/-	Justification A lower housing requirement may mean less development at risk of flooding. However, depending on the developer objectives and developer requirements for each individual settlement and site there may opportunity to deliver strategic flood defences or other infrastructure which may reduce the vulnerability to the effects of climate change.	Review the policy approach of WHILDP and HwLDP	THC	2023
5	+/-	+/-	+/-	+/-	+/-	Justification Less development is likely to have a positive impact in reducing carbon emissions. However, depending on the developer contributions, type of development and provision of enhanced active travel connections secured through provision of new development there may be opportunity to reduce emissions and to enhance the high quality of air.	Review the policy approach of WHILDP and HwLDP	THC	2023
6	+/-	+/-	+/-	+/-	+/-	Justification Less development will contribute to the reduction of greenhouse gases. However, depending on the developer contributions, type of development and provision of enhanced active travel connections and infrastructure secured through provision of new development may be opportunity to reduce emissions and to enhance adaptation of the area to for climate change.	Review the policy approach of WHILDP and HwLDP	THC	2023
7	+/-	+/-	+/-	+/-	+/-	Justification Less development is likely to contribute to reduction of waste production. However, new development can seek to comply with National Waste Strategy Objectives and utilising existing infrastructure connections and ensure recovery of energy and heat from waste is considered where appropriate.	Review the policy approach of WHILDP and HwLDP	THC	2023
8	+/-	+/-	+/-	+/-	+/-	Justification Less development is likely to protect the area's rich historic environment. However, depending on the developer objectives and developer requirements for each individual settlement and site there may opportunity to deliver opportunities for enhancement of these assets through for example further investigation and improved access.	Review the policy approach of WHILDP and HwLDP	THC	2023

9	+/-	+/-	+/-	+/-	+/-	Less development is likely to protect the landscape character of the area. However, with the correct development contributions and requirement future development has the opportunity to respect and enhance these qualities.	Review the policy approach of WHILDP and HwLDP	THC	2023
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Commentary

Given the nature of this issue and that it will be applicable across the whole area and is very much dependant on the individual circumstances of the settlement and the developer requirements for each site it is possible that there will be positive effects however at this high level they can not be determined. These will be identified through the site assessments and included in the main issues report as headlines and in the proposed plan as requirements.

Transport- Preferred Approach- See Main Issues Report Table 4

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Justification This approach does not specifically make provision for the protection and enhancement of biodiversity in the area. However, these aspects will be considered under wider Highland-wide policies and will seek to ensure no significant detrimental effects on protected species or any contribution to achieving LBAP target either locally or regionally.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
2	+	+	+	++	++	<p>Justification This approach seeks to safeguard cherished green spaces, access to open spaces and the protection and enhancement of green networks and active travel. It is likely that this issue will have a positive impact on a local and regional level.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
3	+/-	+/-	+/-	+	+	<p>Justification It is not likely that this approach will have a direct impact on soil quality, geodiversity or contaminated land. However, by encouraging the re-use and redevelopment of existing sites there could be positive impact on the improvement of contaminated land and may have an indirect positive impact on soil quality as it is encouraging development on brownfield sites rather than the use of greenfield sites. Highland-wide policies and will seek to ensure no significant detrimental effects on these assets.</p>	Review the policy approach of WHILDP and HwLDP	THC	2023
4	+/-	+/-	+/-	+/-	+/-	<p>Justification Given this scope of this issue it is unlikely there will be any effect positive or negative effects on this SEA objective.</p>	Review the policy approach of WHILDP and	THC	2023

						This approach may provide opportunities for additional infrastructure provision to address existing flooding issues. However, this issue is more likely to be assessed by wider level HwLDP policies.	HwLDP		
5	+/-	+/-	+/-	+/-	+/-	Justification This approach seeks to encourage better connections and maximise journeys made by public transport and active travel which is likely to have a positive effect. However, given the scope of this issue it will be considered through HwLDP policies.	Review the policy approach of WHILDP and HwLDP	THC	2023
6	+/-	+/-	+/-	+/-	+/-	Justification Given the scope of this policy it is unlikely there will be an effect either positive or negative on this SEA objective. This should be assessed through wider HwLDP policies.	Review the policy approach of WHILDP and HwLDP	THC	2023
7	+/-	+/-	+/-	+/-	+/-	Justification Given the scope of this policy it is unlikely there will be an effect either positive or negative on this SEA objective. This should be assessed through wider HwLDP policies.	Review the policy approach of WHILDP and HwLDP	THC	2023
8	+/-	+/-	+/-	+/-	+/-	Justification Given the scope of this policy it is unlikely there will be an effect either positive or negative on this SEA objective. This should be assessed through wider HwLDP policies.	Review the policy approach of WHILDP and HwLDP	THC	2023
9	+/-	+/-	+/-	+/-	+/-	Justification Given the scope of this policy it is unlikely there will be an effect either positive or negative on this SEA objective. This should be assessed through wider HwLDP policies.	Review the policy approach of WHILDP and HwLDP	THC	2023

Commentary

This approach is likely to have positive environmental effect in relation to SEA Objective 2, in terms of accessibility and access to facilities. Due to the nature of the issues there are many SEA Objectives where the impact is currently unknown and dependant upon specific settlements and sites. However, the application of this issue against plan outcomes and spatial strategy and with the general policies of the Highland wide Local Development Plan, it is unlikely that there would be any significant negative effects.

Transport- Alternative Approach- favour the pursuit of one or more transport improvement ahead of others; suggest a different, more efficient way of tackling transport issues; suggest additional transport issues and solutions which are realistic and likely to be supported by others.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on biodiversity is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
2	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on population and human health is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
3	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on soil quality is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
4	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on water is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
5	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on air quality is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023

6	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on climatic factors is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
7	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on material assets is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
8	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on cultural heritage is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023
9	+/-	+/-	+/-	=	=	Justification Without knowing a favourable approach, issues or solutions the potential effect on landscape is unknown.	Review the policy approach of WHILDP and HwLDP	THC	2023

Commentary

Given the nature of this approach it is very much dependant upon the individual circumstances of the alternative approach. It is anticipated that all proposals should be assessed against general policies of HwLDP.

Special Landscape Areas- Preferred Approach- Carry forward the existing SLA boundaries with one minor change to the Ardgour SLA.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
2	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
3	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
4	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA</p>	Review the boundaries within WHILDP the related policy approaches of	THC	HwLDP review underway

						via the Highland wide LDP.	HwLDP		
5	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
5	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
6	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
7	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
8	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway
9	+	+	+	+	+	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP. The preferred approach will lead to suitable expansion of the SLAs in line with a sound	Review the boundaries within WHILDP the related policy approaches of HwLDP	THC	HwLDP review underway

					methodology as set out in the SLA Citations. This will help to have a robust SLA boundary to support the policy approach and in turn will help to afford greater protection to the regionally important landscape characters and qualities for which these areas are designated.			
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Commentary

It is unlikely that this approach will have an effect on any of the SEA Objectives other than the one related to landscape character and qualities where there may be a minimal positive effect at a local and regional scale as the protective policy approach from the Highland wide Local Development Plan will be applied to a wider area.

Special Landscape Areas– Alternative Approach - Carry forward all the SLAs unchanged from the HwLDP.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
2	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
3	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
4	=	=	=	=	=	<p>Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA</p>	Review the boundaries within WHILDP and the related policy approaches of	THC	HwLDP review underway

						via the Highland wide LDP.	HwLDP		
5	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
6	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
7	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
8	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
9	=	=	=	=	=	Justification It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway

Commentary

It is unlikely that this approach will have an effect on any of the SEA Objectives as there will be no changes to any of the boundaries. The protective policy approach from the Highland wide Local Development Plan will be applied to the same area as present.

Fort William Hinterland Boundary- Preferred Approach- Outlined in Spatial Strategy.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
2	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
3	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
4	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway

5	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
6	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
7	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
8	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
9	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries within WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway

Commentary

Given that the hinterland boundary sets the boundary for where and when a particular policy approach will be applied then it is unlikely that this preferred approach – as it is the same as which is currently used – will have any effect on the SEA objectives without the application of the policy of the Highland-wide Local Development. It maybe that contractions or expansions of the area may have an environmental effect however this will be assessed as reasonable alternatives.

Fort William Hinterland Boundary- Alternative Approach- To suggest minor amendments to the boundary.

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, West Highland and Islands LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p>Justification Given the unknown nature of amendments it is uncertain whether the hinterland boundary will have an effect on this SEA objective. There is potential to expand or detract this boundary which may result in either slight positive or negative effects. It is also very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
2	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
3	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
4	=	=	=	=	=	<p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the</p>	Review the boundaries of WHILDP and the	THC	HwLDP review

						application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	related policy approaches of HwLDP		underway
5	=	=	=	=	=	Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries of WHILDP and the related policy approaches of HwLDP		HwLDP review underway
6	=	=	=	=	=	Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
7	=	=	=	=	=	Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
8	=	=	=	=	=	Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway
9	+/-	+/-	+/-	+/-	+/-	Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. While this is the case the expansion of the Hinterland will lead to a greater restriction on development which will help to ensure local distinctiveness of landscapes to be maintained.	Review the boundaries of WHILDP and the related policy approaches of HwLDP	THC	HwLDP review underway

Commentary

The effect on any of the SEA objectives is currently unknown, with potential for both positive and negative effects for many of the SEA objectives including biodiversity and landscape character. All proposals will be assessed against the policies within the Highland-wide Local Development Plan and therefore there is likely to be any significant negative effects.