

West Highland and Islands Local Development Plan

Strategic Environmental Assessment – Environmental Report

Appendix 4– Cumulative Assessment

Contents

Cumulative Assessment 1 – High level of development (100% of all allocated sites will be built out).....	3
Cumulative Assessment 2 – Medium level of development (60% of all allocated sites will be built out).....	6
Cumulative Assessment 3 – Low level of development (30% of all allocated sites will be built out)	9

Cumulative Assessment 1 – High level of development (100% of all preferred development sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also 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 vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the West Plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
2	+/-	+	+	+	+	<p>Justification Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a positive effect as new development will need to be delivered in line with the open space supplementary guidance. Development at this scale will enable wide scale enhancement of the green network.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
3	+/-	+/-	+/-	+/-	+/-	<p>Justification This level of development will include the re-use of a</p>	Review vision/spatial	THC	2017

						significant amount of brownfield land; however it may also lead to soil sealing and impacts on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.	strategy, general policies and allocations.		
4	+/-	+/-	+/-	+/-	+/-	Justification All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.	Review vision/spatial strategy, general policies and allocations.	THC	2017
5	+/-	+/-	+/-	+/-	+/-	Justification All development must not cause any significant increase in carbon emissions, based on development use and traffic generated. Where business, industrial and mixed use allocations exist adequate mitigation will be required on a site by site basis with careful monitoring and consideration as to which sites may have potential to cause negative effects upon air quality.	Review vision/spatial strategy, general policies and allocations.	THC	2017
6	+	+	+	+	+	Justification Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. With the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to a larger number of local services such as shops and businesses.	Review vision/spatial strategy, general policies and allocations.	THC	2017
7	+/-	+/-	+/-	+/-	+/-	Justification More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce	Review vision/spatial strategy, general	THC	2017

						waste in developments but these will vary with each different type of site and the scale/location of the site.	policies and allocations.		
8	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer requirements will be included on a site by site basis in the Proposed Plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
9	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is large, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and all of the preferred sites being built out, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis.

Cumulative Assessment 2 – Medium level of development (60% of all preferred development sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also 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 vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the West Plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
2	+/-	+	+	+	+	<p>Justification</p> <p>Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a positive effect as new development will need to be delivered in line with the open space supplementary guidance. Development at this scale will enable some enhancement of the green network.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
3	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>This level of development will include the re-use of a significant amount of brownfield land; however it may also lead to soil sealing and impacts on areas of importance for</p>	Review vision/spatial strategy, general policies and	THC	2017

						geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.	allocations.		
4	+/-	+/-	+/-	+/-	+/-	Justification All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.	Review vision/spatial strategy, general policies and allocations.	THC	2017
5	+/-	+/-	+/-	+/-	+/-	Justification All development must not cause any significant increase in carbon emissions, based on development use and traffic generated. Where business, industrial and mixed use allocations exist adequate mitigation will be required on a site by site basis with careful monitoring and consideration as to which sites may have potential to cause negative effects upon air quality.	Review vision/spatial strategy, general policies and allocations.	THC	2017
6	+	+	+	+	+	Justification Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. With the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to a larger number of local services such as shops and businesses. With only a medium level of development there will be less opportunity to reduce travel, however it will still be enough to have a positive effect.	Review vision/spatial strategy, general policies and allocations.	THC	2017
7	+/-	+/-	+/-	+/-	+/-	Justification More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce	Review vision/spatial strategy, general	THC	2017

						waste in developments but these will vary with each different type of site and the scale/location of the site.	policies and allocations.		
8	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer requirements will be included on a site by site basis in the Proposed Plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
9	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is at a medium scale, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a medium level of development of the preferred sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.

Cumulative Assessment 3 – Low level of development (30% of all preferred development sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also 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 vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the West Plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
2	+/-	+/-	+	+	+/-	<p>Justification Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. However at this low level of development the effects would be limited to local areas in the longer term as at a regional scale there would not be the level of development which would warrant the delivery of significant new facilities in the short to medium term. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a positive effect as new development will need to be delivered in</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017

						line with the open space supplementary guidance. It is likely that this level of development may lead to some development on open spaces which would not be offset by significant areas of new open space. There is likely to be more of a focus on enhancing provision of existing spaces. Development at this scale will enable only limited opportunities for enhancement of the green network.			
3	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>This level of development will include potential for some re-use of brownfield land; however without a sequential approach stating that brownfield land must be developed first, it is likely that with a low level of development there will be limited re-use of brownfield land. There should however be a reduced impact from soil sealing and on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
4	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
5	+/-	+/-	+/-	+/-	+/-	<p>Justification</p> <p>All development must not cause any significant increase in carbon emissions, based on development use and traffic generated. Where business, industrial and mixed use allocations exist adequate mitigation will be required on a site by site basis with careful monitoring and consideration as to which sites may have potential to cause negative effects upon air quality.</p>	Review vision/spatial strategy, general policies and allocations.	THC	2017
6	+	+	+	+	+	<p>Justification</p>	Review	THC	2017

						Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. There will be limited opportunities to reduce the need to travel through the delivery of new development which is unlikely to lead to delivery of a larger number of local services such as shops and businesses. With only a low level of development there will be limited opportunity to reduce travel.	vision/spatial strategy, general policies and allocations.		
7	+/-	+/-	+/-	+/-	+/-	Justification More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site; However given the low level scale of development this would be limited.	Review vision/spatial strategy, general policies and allocations.	THC	2017
8	+/-	+/-	+/-	+/-	+/-	Justification The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer requirements will be included on a site by site basis in the Proposed Plan.	Review vision/spatial strategy, general policies and allocations.	THC	2017
9	+/-	+/-	+/-	+/-	+/-	Justification The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is at a low level scale, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.	Review vision/spatial strategy, general policies and allocations.	THC	2017

Commentary

It is anticipated that by considering the vision/spatial strategy alongside the general policy approach and a low level of development of the preferred sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.