

West Highland and Islands Local Development Plan

Strategic Environmental Assessment – Environmental Report

Appendix 6 – Site Assessment Matrix

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Settlement:		GIS Site Ref: Pre-MIR Site Ref: MIR Site Ref:
Site Name:	OS Grid Ref:	Site size (ha):
Source of site suggestion:	Site History (local plan and planning applications):	
Current Use:	Proposed Use:	MIR Status:

Location Plan

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?	<p>-- Development could have a significant negative impact on the status of one or more water bodies identified in RBMP</p> <p>- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP</p> <p>0= Development is unlikely to have any effects on the status any water bodies</p> <p>+ Development could have a small or local scale positive impact on the status of one or more water bodies identified in RBMP</p> <p>++ Development could have a significant or widespread positive impact on the status of one or more water bodies identified in the RBMP</p>			<p>-- Development would have a significant negative impact on the status of one or more water bodies identified in RBMP which could not be mitigated</p> <p>- Development would have a minor negative impact on the status of one or more water bodies identified in RBMP which could not be mitigated</p> <p>0 = Development is unlikely to have any effects on the status of any water bodies</p> <p>+ Development will have a small or local scale positive impact on the status of one or more water bodies identified in RBMP</p> <p>++ Development will have a significant or widespread positive impact on the status of one or more water bodies</p>

					identified in the RBMP
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>	<p>--Development could have a widespread negative impact on the water environment</p> <p>-Development could have a localised minor negative impact on the water environment</p> <p>0= Development is unlikely to have any effects on the water environment</p> <p>+ Development could have a small or local scale positive impact on the water environment</p> <p>++Development could have a significant or widespread positive impact on the water environment</p>			<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on the water environment</p> <p>+ Development will have a small or local scale positive impact on the water environment</p> <p>++Development will have a significant or widespread positive impact on the water environment</p>

1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	<p>--Development could have a significant negative impact on private or public water supplies</p> <p>-Development could have a localised minor negative impact on public or private water supplies</p> <p>0= Development is unlikely to have any effects on public or private water supplies</p> <p>+ Development could have a small or local scale positive impact on private or public water supplies</p> <p>++ Development could have a significant or widespread positive impact private or public water supplies</p>			<p>--Development would have a widespread negative impact on private or public water supplies which could not be mitigated</p> <p>-Development would have a localised minor negative impact on public or private water supplies which could not be fully mitigated</p> <p>0= Development is unlikely to have any effects on public or private water supplies</p> <p>+ Development will have a small or local scale positive impact on private or public water supplies</p> <p>++ Development will have a significant or widespread positive impact private or public water supplies</p>
Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a	--Proposal is a significant			--Proposal remains isolated from

	<p>range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?</p>	<p>distance from existing centres of population/services/transport connections and will be likely cause a significant increase in use of private car (Co2 emissions)</p> <p>-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)</p> <p>0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on travel/access provision and CO2 emissions</p> <p>+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport</p>			<p>existing centres, facilities and access provisions causing an increase in Co2 emissions which mitigation can not address</p> <p>-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</p> <p>0= Proposal will utilise existing travel/access provision and have no impact upon emissions</p> <p>+ Proposal is within close distance of facilities or presents a mixed use proposal which will enable a local scale positive impact on further use of active travel choices and use of public transport</p> <p>++Proposal is within close distance of a range of facilities or improvement to provisions will be made i.e. footpath, cycleway, open space which will have a significant widespread positive impact on further use of active</p>
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		<p>++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)</p>			<p>travel choices, use of public transport and therefore significant reduction of Co2 emissions</p>
2b	<p>For developments likely to have a high heat demand is there potential for the development of a heat network?</p>	<p>-- Development likely to have a very high heat demand but location is very distant from any current or planned future source of heat supply</p> <p>- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply</p> <p>0 Development unlikely to have high heat demand</p>			<p>-- Development likely to have a very high heat demand but location is very distant from any current or planned future source of heat supply</p> <p>- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply</p> <p>0 Development unlikely to have high heat demand</p>

		<p>+ development likely to have a high heat demand and is close to planned source of heat supply</p> <p>+ + development likely to have a high heat demand and is close to an existing source of heat supply</p>			<p>+ development likely to have a high heat demand and is close to planned source of heat supply</p> <p>+ + development likely to have a high heat demand and is close to an existing source of heat supply</p>
3a	<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding?</p>	<p>-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk</p> <p>- 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</p> <p>0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk</p>			<p>-- Development is proposed within an area known to flood or within an indicative area of medium to high flood risk and mitigation measures cannot reduce the risks</p> <p>- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks</p> <p>0=Site is not located within an identified flood risk area and there is no known history of flooding</p> <p>0 = Requirement for a Flood Risk Assessment and no built development in the functional</p>

					<p>flood plain will address flood risk</p> <p>0 = Requirement for buffer around small watercourse will address flood risk</p> <p>+ Requirement of better than greenfield run-off SUDS or flood management plan would help address local flooding issues</p> <p>++ Requirement for flood management Plan could address widespread flooding issues</p>
3b	<p>Could development of the site impact the risk of flooding elsewhere?</p>	<p>-- Development of the site could significantly increase the risk of flooding elsewhere including to sensitive receptors</p> <p>- Development of the site could result in a small increased risk of flooding elsewhere</p> <p>0 = Development of the site would have no impact on flood risk elsewhere</p> <p>+ + Development of the site could significantly alleviate existing flooding problems in the area</p>			<p>-- Development of the site would significantly increase the risk of flooding elsewhere which could not be mitigated</p> <p>-- Development of the site would result in a small increased risk of flooding to local sensitive receptors (for example buildings, roads etc.)</p> <p>- Development of the site would result in a small increased risk of flooding but not effect sensitive receptors</p> <p>0 = Development of the site would have no impact on flood</p>

		+ Development of the site would result in minor alleviation of existing flooding problems in the area			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?	<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion</p> <p>0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>+ + Proposal includes mitigation that will address widespread erosion issues</p> <p>X = Not applicable, site is not close to the coast</p>			<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion which cannot be mitigated</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion which cannot be mitigated</p> <p>0=Proposal is close to coast but not thought to affect or be affected by coastal erosion</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>+ + Proposal includes mitigation that will address widespread erosion issues</p> <p>X= Not applicable, site is not close to the coast</p>

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>	<p>-- Development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>- Development of the site would have a minor negative effect on a Natura 2000 site</p> <p>0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal</p> <p>+ Proposal will make a minor contribution to the enhancement of the integrity of a Natura 2000 site</p> <p>+ + Proposal will make a significant contribution to the enhancement of the integrity of a Natura 2000 site</p> <p>?? = Unknown</p>			<p>-- Development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>- Development of the site would have a minor negative effect on a Natura 2000 site</p> <p>0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal</p> <p>+ Proposal will make a minor contribution to the enhancement of the integrity of a Natura 2000 site</p> <p>+ + Proposal will make a significant contribution to the enhancement of the integrity of a Natura 2000 site</p> <p>?? = Unknown</p>
5b	To what extent will the proposal impact on other natural	-- Development of site would have a significant negative effect on the integrity of a national or local natural heritage			-- Development of site would have a significant negative effect on the integrity of a national or local natural heritage designation

	<p>heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>designation or the qualities for which it has been designated</p> <p>- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated</p> <p>0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal</p> <p>+ Proposal will have a minor positive effect on the condition of the feature(s) of the designated site</p> <p>+ + Proposal will have a significant positive effect on the condition of the feature(s) of the designated site</p> <p>?? = Unknown</p>			<p>or the qualities for which it has been designated</p> <p>- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated</p> <p>0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal</p> <p>+ Proposal will have a minor positive effect on the condition of the feature(s) of the designated site</p> <p>+ + Proposal will have a significant positive effect on the condition of the feature(s) of the designated site</p> <p>X = N/A no designations apply</p> <p>?? = Unknown</p>
5c	<p>To what extent will the proposal impact non designated interests, including</p>	<p>-- Development of site would result in significant loss of non designated interests</p>			<p>-- Development of site would result in significant loss of non designated interests</p>

	woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	<p>- Development of site would result in minor loss of non designated interests</p> <p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal</p> <p>+ Proposal will enhance non-designated interests</p> <p>++ Proposal will significantly enhance non-designated interests</p> <p>?? = Unknown</p>			<p>- Development of site would result in minor loss of non designated interests</p> <p>0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal</p> <p>+ Proposal will enhance non-designated interests</p> <p>++ Proposal will significantly enhance non-designated interests</p> <p>?? = Unknown</p>
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	<p>-- A protected species licence will require to be obtained in order for development to proceed</p> <p>- Protected Species present but licence not required due to ability to mitigate</p> <p>0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal</p>			<p>-- A protected species licence will require to be obtained in order for development to proceed</p> <p>- Protected Species present but licence not required due to ability to mitigate</p> <p>0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal</p> <p>+ Proposal would lead to a minor</p>

		<p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>+ + Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>?? = Unknown</p>			<p>enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>+ + Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>??= Unknown</p>
5e	<p>Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>	<p>- - 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</p> <p>- Development of site would have a minor negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated</p> <p>0 = Unlikely to be any impact on</p>			<p>- - 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</p> <p>- Development of site would have a minor negative effect on the integrity of a national or local geodiversity site or the qualities for which it has been designated</p> <p>0 = Unlikely to be any impact on national or local geodiversity site</p>

		<p>national or local geodiversity site due to nature, scale or location of proposal</p> <p>+ Proposal will enhance a national or local geodiversity site</p> <p>+ + Proposal will significantly enhance a national or local geodiversity site</p> <p>?? = Unknown</p>			<p>due to nature, scale or location of proposal</p> <p>+ Proposal will enhance a national or local geodiversity site</p> <p>+ + Proposal will significantly enhance a national or local geodiversity site</p> <p>?? = Unknown</p>
5f	<p>How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?</p>	<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network</p>			<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network</p>

		for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ?? = Unknown			for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ?? = Unknown
Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site 0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site.			-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site 0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site.

		<p>Opportunity to provide shelter belts etc.</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>+ + Sheltered by topography and vegetation, south facing, gradual slope</p>			<p>Opportunity to provide shelter belts etc.</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>+ + Sheltered by topography and vegetation, south facing, gradual slope</p>
7a	Road network capable of accommodating traffic generated?	<p>-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>0 = Proposal would be easily accommodated by existing road network</p> <p>+ Proposal would not generate traffic or require a connection</p> <p>+ + Proposal would improve capacity on existing road network</p>			<p>-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>0 = Proposal would be easily accommodated by existing road network</p> <p>+ Proposal would not generate traffic or require a connection</p> <p>+ + Proposal would improve capacity on existing road network</p> <p>??=Unknown</p>

		?? = Unknown			
7b	Are there any access constraints or opportunities?	<p>-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated</p> <p>0 = Proposal in close proximity to utilise existing connections and access</p> <p>+ Opportunity to improve local access issues</p> <p>+ +Opportunity to significantly improve widespread access issues</p> <p>?? = Unknown</p>			<p>-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated</p> <p>0 = Proposal in close proximity to utilise existing connections and access</p> <p>+Opportunity to improve local access issues</p> <p>+ + Opportunity to significantly improve widespread access issues</p> <p>?? = Unknown</p>
8	Education Is there capacity in relevant primary school and secondary school?	<p>-- Primary and/or secondary school are at or over actual or forecasted capacity and there is no scope for an extension</p> <p>- Primary and/or secondary school are at or over actual or</p>			<p>-- Primary and/or secondary school are at or over actual or forecasted capacity and there is no scope for an extension</p> <p>- Primary and/or secondary school are at or over actual or</p>

		<p>forecasted capacity but there is scope for an extension</p> <p>0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development</p> <p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p> <p>+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s</p> <p>X = Proposal would not directly result in school pupils</p> <p>?? = Unknown</p>			<p>forecasted capacity but there is scope for an extension</p> <p>0 = Primary and/or secondary school have sufficient spare capacity to accommodate additional pupils arising from development</p> <p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p> <p>+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s</p> <p>X = Proposal would not directly result in school pupils</p> <p>?? = Unknown</p>
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or	<p>-- Significant servicing constraints such as overhead lines, or pipe lines</p> <p>And/or significant "bad neighbour" constraints within or</p>			<p>-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate</p> <p>And/ or Significant "bad</p>

	<p>bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>in very close proximity to the site</p> <ul style="list-style-type: none"> - Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance <p>0=proposal is unlikely to be affected by physical or bad neighbour constraints</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p>			<p>neighbour” constraints within or in very close proximity to the site, that would be incongruous to the development and would cause significant disturbance</p> <ul style="list-style-type: none"> - Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance <p>0=proposal is unlikely to be affected by physical or bad neighbour constraints</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p>
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<ul style="list-style-type: none"> - No connection to the water and/or waste water network <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p> <p>X – the site use proposed does</p>			<ul style="list-style-type: none"> - No viable connection to the water and/or waste water network <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>

		not require a connection			<p>+by requiring proposal to connect it will contribute a minor improvement to public drainage or sewerage issues</p> <p>++ by requiring proposal to connect the scale it means that widespread drainage and sewerage issues will be addressed</p> <p>X – the site use proposed does not require a connection</p>
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	<p>-- No economic improvement of/connection to STW and/or WTW possible</p> <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>-- No economic improvement of/connection to STW and/or WTW possible</p> <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>0 - Insufficient capacity at local STW and/or WTW but acceptable interim solution possible and increased capacity programmed</p>

					+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	<p>-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe</p> <p>- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe</p> <p>0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe</p> <p>+ 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</p> <p>++ The site is currently under</p>			<p>-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe</p> <p>- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe</p> <p>0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe</p> <p>+ 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</p> <p>++ The site is currently under construction and likely to be</p>

		construction and likely to be completed within the LDP timeframe			completed within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	-- significant economic detriment, for example loss of jobs - some economic detriment, for example loss of jobs 0 – no net economic benefits + some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs ++ significant net economic benefits, including creation highly skilled, permanent jobs			-- significant economic detriment, for example loss of jobs - some economic detriment, for example loss of jobs 0 – no net economic benefits + some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs ++ significant net economic benefits, including creation highly skilled, permanent jobs
Human Health and recreation					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality and quantity of open space?	-- Proposal would have a significant negative impact on quality and/or quantity of open space - Proposal would have a minor negative impact on the quality			-- Proposal would have a significant negative impact on quality and/or quantity of open space - Proposal would have a minor negative impact on the quality

		<p>and/or quantity of existing open space</p> <p>0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal</p> <p>+ Proposal would have minor positive impact on the quality and/or quantity of existing open space</p> <p>+ + Proposal would have significant positive impact on quantity and/or quality of green space</p> <p>?? = Unknown</p>			<p>and/or quantity of existing open space</p> <p>0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal</p> <p>+ Proposal would have minor positive impact on the quality and/or quantity of existing open space</p> <p>+ + Proposal would have significant positive impact on quantity and/or quality of green space</p> <p>?? = Unknown</p>
10b	To what extent will the proposal contribute to greater connectivity of open space?	<p>- - The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and/or there is no scope for improved connectivity of open space</p> <p>- Proposal would fragment key access networks or open space</p>			<p>- - The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and/or there is no scope for improved connectivity of open space</p> <p>- Proposal would fragment key access networks or open space</p>

		<p>and/or the proposal does not connect or relate well to existing access networks or green networks</p> <p>0 = Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, or key access network and/or improved access to open space</p> <p>+ + Proposal would significantly contribute to greater connectivity of open space</p> <p>?? = Unknown</p>			<p>and/or the proposal does not connect or relate well to existing access networks or green networks</p> <p>0 = Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, or key access network and/or improved access to open space</p> <p>+ + Proposal would significantly contribute to greater connectivity of open space</p> <p>?? = Unknown</p>
10c	<p>To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?</p>	<p>- - Proposal would result in significant adverse impacts to the existing path network, for example by resulting in the loss of a route or severing a route</p> <p>- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route</p> <p>0 = Proposal will have no impact on the existing path network due to nature, scale or location of</p>			<p>- - Proposal would result in significant adverse impacts to the existing path network, for example by resulting in the loss of a route or severing a route</p> <p>- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route</p> <p>0 = Proposal will have no impact on the existing path network due to nature, scale or location of</p>

		<p>proposal</p> <p>+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities</p> <p>+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities</p> <p>?? = Unknown</p>			<p>proposal</p> <p>+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities</p> <p>+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities</p> <p>?? = Unknown</p>
Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	<p>-- Development would create brownfield land</p> <p>- Site development would ignore opportunities to make use of brownfield land</p> <p>0 = Will not affect brownfield land due to the nature, scale or location of proposal</p> <p>+ Minor redevelopment of brownfield land</p> <p>+ + Significant/large scale redevelopment of brownfield</p>			<p>-- Development would create brownfield land</p> <p>- Site development would ignore opportunities to make use of brownfield land</p> <p>0 = Will not affect brownfield land due to the nature, scale or location of proposal</p> <p>+ Minor redevelopment of brownfield land</p> <p>+ + Significant/large scale</p>

		land			redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	<p>-- Large scale contaminated soil present onsite</p> <p>- Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0 = No record of contaminated soils on site</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>+ + Will remediate significant contamination or large scale contamination</p> <p>?? = Unknown</p>			<p>-- Large scale contaminated soil present onsite</p> <p>- Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0 = No record of contaminated soils on site</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>+ + Will remediate significant contamination or large scale contamination</p> <p>?? = Unknown</p>
11c	Will the proposal result in the loss of greenfield land?	<p>-- Large-scale use of Greenfield land</p> <p>- Small scale use of greenfield land</p> <p>0 = Site is not greenfield land</p> <p>+ Proposal will protect greenfield</p>			<p>-- Large-scale use of Greenfield land which cannot be mitigated</p> <p>-Small scale use of greenfield land which cannot be mitigated</p> <p>0 = Site is not greenfield land</p> <p>+ Proposal will protect greenfield</p>

		land on a local scale ++ Proposal will enhance the amenity of greenfield land			land on a local scale ++ Proposal will enhance the amenity 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?	-- Development would result in vacant buildings - Site development would ignore opportunities to redevelop existing buildings 0 = Will not affect vacant buildings due to the nature, scale or location of proposal + Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level ++ Significant/large scale redevelopment of existing buildings, encouraging significant sustainable use of primary resources at a regional level			-- Development would result in vacant buildings - Site development would ignore opportunities to redevelop existing buildings 0 = Will not affect vacant buildings due to the nature, scale or location of proposal + Minor redevelopment of existing buildings ++ Significant/large scale redevelopment of existing buildings ?? = Unknown
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 -Some of the site (<50%) is within an area of carbon rich			--Will cause significant disturbance of carbon rich soils/wetlands -Minor disturbance of carbon rich

		soils/peat/wetlands 0=Site is not located within an area of known carbon rich soils/peat/wetland			soils/wetlands 0=Scale or type of proposal unlikely to effect on soil or croft land +Small area of carbon rich soil/wetlands safeguarded from disturbance ++Large area of carbon rich soil/wetlands safeguarded from disturbance X = Site not thought to be on carbon rich soils
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	--Could cause a very significant loss of good agricultural land or locally important croft land -Could cause a minor loss of good agricultural land or locally important croft land 0= Site is not on high quality agricultural soils or croft land +Could give small scale/local protection to good agricultural land or locally important croft			--Could cause a very significant loss of good agricultural land or locally important croft land -Could cause a minor loss of good agricultural land or locally important croft land 0= Site is not on high quality agricultural soils or croft land +Could give small scale/local protection to good agricultural land or locally important croft

		land ++Could provide significant protection to good agricultural land or locally important croft land			land ++Could provide significant protection to good agricultural land or locally important croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill. - Could cause an increased amount of waste going to landfill 0 =No significant impact on the rates of recycling and amount of waste going to landfill + Could facilitate sustainable waste management at a local scale ++Could facilitate sustainable waste management at regional level			--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill 0 = No significant impact on the rates of recycling and amount of waste going to landfill + Will facilitate sustainable waste management at a local scale + + Will facilitate sustainable waste management at regional level
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste	--Adjacent to waste management site and therefore could have a significant negative effect on a waste handling			- - Mitigation measures would not adequately reduce the significant effect on the waste handling operation

	management site and could it therefore compromise the waste handling operation?	<p>operation</p> <p>-In close proximity to waste management site and therefore could have a minor negative effect on a waste handling operation</p> <p>0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site</p>			<p>- Mitigation measures would not reduce all effects on the waste handling operation</p> <p>0=Not applicable</p> <p>+ Mitigation measures can be put in place to protect the existing waste handling operation</p> <p>++ Mitigation measures can be put in place to support any future expansion of the waste handling operation</p>
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning	<p>--Site is very remote from waste producers</p> <p>- Relatively remote from waste producers</p> <p>0= Site is not potentially suitable site for waste management activities</p> <p>+ Proposal is generally located close to waste producers</p> <p>++ Proposal is located in close proximity to waste producers</p>			<p>--Proposal is very remote from waste producers</p> <p>- Proposal is relatively removed from waste producers</p> <p>0= Not applicable</p> <p>+ Proposal is generally located close to waste producers</p> <p>++ Proposal is located close to waste producers</p>

	Policy?				
Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p>Landscape Designated sites</p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local enhancement to a national or local designated landscape</p> <p>++ Proposal significantly enhances the qualities of a national or local designated landscape</p>			<p>-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local enhancement to a national or local designated landscape</p> <p>++ Proposal significantly enhances the qualities of a national or local designated landscape</p>

		?? = Unknown			?? = Unknown
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest</p> <p>- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest</p> <p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p> <p>+ Proposal offers minor or local enhancement to qualities of landscape interest</p> <p>+ + Proposal significantly enhances qualities of landscape interest</p> <p>?? = Unknown</p>			<p>-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest</p> <p>- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest</p> <p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p> <p>+ Proposal offers minor or local enhancement to qualities of landscape interest</p> <p>+ + Proposal significantly enhances qualities of landscape interest</p> <p>?? = Unknown</p>
15b	To what extent is the proposal within the capacity of the	-- Development isolated and not in an existing settlement boundary and/ or Development			-- Development isolated and not in an existing settlement boundary and/ or Development of

	<p>landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>of site would land lock other sites or impact on existing connectivity in a settlement and/or proposal fails to relate to current settlement pattern and density</p> <p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density</p> <p>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape</p> <p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal</p>			<p>site would land lock other sites or impact on existing connectivity in a settlement and/or proposal fails to relate to current settlement pattern and density</p> <p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density</p> <p>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape</p> <p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density</p> <p>+ + Well connected to existing</p>
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		<p>reinforces current settlement pattern and density</p> <p>+ + Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density</p> <p>?? = Unknown</p>			<p>settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement and proposal contributes strongly to the settlement's sense of place in terms of pattern and density</p> <p>?? = Unknown</p>
15c	To what extent will the proposal be visually intrusive?	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- Proposal would be visually intrusive in wider general scenery</p> <p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p>			<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- Proposal would be visually intrusive in wider general scenery</p> <p>0 = Unlikely to be any visual impact due to nature, scale or location of proposal</p> <p>+ Proposal would lead to an</p>

		<p>+ Proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>+ + Proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses</p> <p>?? = Unknown</p>			<p>improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>+ + Proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses</p> <p>?? = Unknown</p>
Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	<p>- - Development of site would lead to loss or major alteration of components of a scheduled monument or its setting</p> <p>- Development of site would have a minor negative impact on a scheduled monument and/or</p>			<p>- - Development of site would lead to loss or major alteration of components of a scheduled monument or its setting</p> <p>- Development of site would have a minor negative impact on a scheduled monuments and/or its</p>

		<p>its wider setting</p> <p>0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal</p> <p>+ Proposal would result in minor renovation/regeneration of a scheduled monument and/or proposal will enable better access to a scheduled monument and/or minor enhancement of the setting of a scheduled monument</p> <p>+ + Large-scale redevelopment and reuse of a degraded scheduled monument and/or major enhancement of the setting of a scheduled monument</p> <p>?? = Unknown</p>			<p>wider setting</p> <p>0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal</p> <p>+ Proposal would result in minor renovation/regeneration of a scheduled monument and/or proposal will enable better access to a scheduled monument and/or minor enhancement of the setting of a scheduled monument</p> <p>+ + Large-scale redevelopment and reuse of a degraded scheduled monument and/or major enhancement of the setting of a scheduled monument</p> <p>?? = Unknown</p>
16b	To what extent will the proposal affect any locally important archaeological sites?	<p>-- Development of site would lead to loss or major alteration of components of a locally important archaeological site or its setting</p> <p>- Development of site would</p>			<p>-- Development of site would lead to loss or major alteration of components of a locally important archaeological site or its setting</p> <p>- Development of site would have</p>

		<p>have a minor negative impact on a locally important archaeological site and/or its wider setting</p> <p>0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal</p> <p>+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites and/or minor enhancement of the setting of a locally important archaeological site</p> <p>+ + Large-scale redevelopment and reuse a locally important archaeological site and/or enhancement of the setting of locally important archaeological site</p> <p>?? = Unknown</p>			<p>a minor negative impact on a locally important archaeological site and/or its wider setting</p> <p>0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal</p> <p>+ Proposal would result in minor renovation/regeneration of locally important archaeological sites and/or proposal will enable better access to locally important archaeological sites and/or minor enhancement of the setting of a locally important archaeological site</p> <p>+ + Large-scale redevelopment and reuse a locally important archaeological site and/or enhancement of the setting of locally important archaeological site</p> <p>?? = Unknown</p>
16c	To what extent will the proposal affect any listed buildings	-- Development of site would lead to loss or major alteration of components of a listed			-- Development of site would lead to loss or major alteration of components of a listed building

	and/or their setting?	<p>building and/or its setting</p> <p>- Development of site would have a minor negative impact on a listed building and/or its wider setting</p> <p>0 = Will not impact any listed buildings due to nature, scale or location of proposal</p> <p>+ Renovation/regeneration of listed buildings lying empty/ at risk + and or proposal will enable better access to listed building and or minor enhancement of the setting of a listed building</p> <p>+ + Large-scale redevelopment and reuse of a listed building and/or enhancement of the setting of a listed building</p> <p>?? = Unknown</p>			<p>and/or its setting</p> <p>- Development of site would have a minor negative impact on a listed building and/or its wider setting</p> <p>0 = Will not impact any listed buildings due to nature, scale or location of proposal</p> <p>+ Renovation/regeneration of listed buildings lying empty/ at risk + and or proposal will enable better access to listed building and or minor enhancement of the setting of a listed building</p> <p>+ + Large-scale redevelopment and reuse of a listed building and/or enhancement of the setting of a listed building</p> <p>?? = Unknown</p>
16d	To what extent will the proposal affect any Conservation Areas?	<p>-- Development of site would lead to loss or major alteration of components of a conservation area or its setting</p> <p>- Development of site would have a minor negative impact on</p>			<p>-- Development of site would lead to loss or major alteration of components of a conservation area or its setting</p> <p>- Development of site would have a minor negative impact on a</p>

		<p>a conservation area and/or its wider setting</p> <p>0 = Will not impact any conservation areas due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a conservation area and /or will enable better access to a conservation area</p> <p>+ + Proposal will result in large-scale regeneration or a conservation area</p> <p>?? = Unknown</p>			<p>conservation area and/or its wider setting</p> <p>0 = Will not impact any conservation areas due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a conservation area and /or will enable better access to a conservation area</p> <p>+ + Proposal will result in large-scale regeneration or a conservation area</p> <p>?? = Unknown</p>
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	<p>-- Development of site would lead to loss or major alteration of components of a garden and designed landscape or its setting</p> <p>- Development of site would have a minor negative impact on a garden or designed landscape and/or its wider setting</p> <p>0 = Will not impact any garden or designed landscape due to nature, scale or location of</p>			<p>-- Development of site would lead to loss or major alteration of components of a garden and designed landscape or its setting</p> <p>- Development of site would have a minor negative impact on a garden or designed landscape and/or its wider setting</p> <p>0 = Will not impact any garden or designed landscape due to nature, scale or location of</p>

		<p>proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a garden and designed landscape and /or will enable better access to a garden and designed landscape</p> <p>+ + Proposal will result in large scale renovation/regeneration of a garden and designed landscape and /or will significantly improve access to a garden and designed landscape</p> <p>?? = Unknown</p>			<p>proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a garden and designed landscape and /or will enable better access to a garden and designed landscape</p> <p>+ Proposal will result in large scale renovation/regeneration of a garden and designed landscape and /or will significantly improve access to a garden and designed landscape</p> <p>?? = Unknown</p>
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	<p>- - Development of site would lead to loss or major alteration of components of a historic battlefield or its setting</p> <p>- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting</p> <p>0= Will not impact any historic battlefield due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor</p>			<p>- - Development of site would lead to loss or major alteration of components of a historic battlefield or its setting</p> <p>- Development of site would have a minor negative impact on a historic battlefield and/or its wider setting</p> <p>0= Will not impact any historic battlefield due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor</p>

		<p>renovation/regeneration of a historic battlefield and /or will enable better access to a historic battlefield</p> <p>+ + Proposal will result in large scale renovation/regeneration of a historic battlefield and /or will significantly improve access to a historic battlefield</p> <p>?? = Unknown</p>			<p>renovation/regeneration of a historic battlefield and /or will enable better access to a historic battlefield</p> <p>+ + Proposal will result in large scale renovation/regeneration of a historic battlefield and /or will significantly improve access to a historic battlefield</p> <p>?? = Unknown</p>
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	<p>-- Development of site would lead to loss or major alteration of components of a World Heritage Sites or its setting</p> <p>- Development of site would have a minor negative impact on a World Heritage Site and/or its wider setting</p> <p>0= Will not impact any World Heritage Sites due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a World Heritage Site and /or will enable better access to a World Heritage Site</p>			<p>-- Development of site would lead to loss or major alteration of components of a World Heritage Sites or its setting</p> <p>- Development of site would have a minor negative impact on a World Heritage Site and/or its wider setting</p> <p>0= Will not impact any World Heritage Sites due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor renovation/regeneration of a World Heritage Site and /or will enable better access to a World Heritage Site</p>

		<p>+ + Proposal will result in large scale renovation/regeneration of a World Heritage Sites and /or will significantly improve access to a World Heritage Site</p> <p>?? = Unknown</p>			<p>+ + Proposal will result in large scale renovation/regeneration of a World Heritage Sites and /or will significantly improve access to a World Heritage Site</p> <p>?? = Unknown</p>
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	<p>-- Development of site would have a significant negative impact on access to historic environment features within or close by the site</p> <p>- Development of site would have a minor negative impact on access to historic environment features within or close by the site</p> <p>0 = Development would not affect access to the historic environment due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor access improvements to the historic environment features within or close to the site</p> <p>+ + Proposal will result in significant access improvements</p>			<p>-- Development of site would have a significant negative impact on access to historic environment features within or close by the site</p> <p>- Development of site would have a minor negative impact on access to historic environment features within or close by the site</p> <p>0 = Development would not affect access to the historic environment due to nature, scale or location of proposal</p> <p>+ Proposal will result in minor access improvements to the historic environment features within or close to the site</p> <p>+ + Proposal will result in significant access improvements</p>

		to the historic environment features within or close to the site ?? = Unknown			to the historic environment features within or close to the site ?? = Unknown
--	--	--	--	--	--